HOUSING MARKET INFORMATION

# HOUSING NOW
## Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2013

## New Home Market

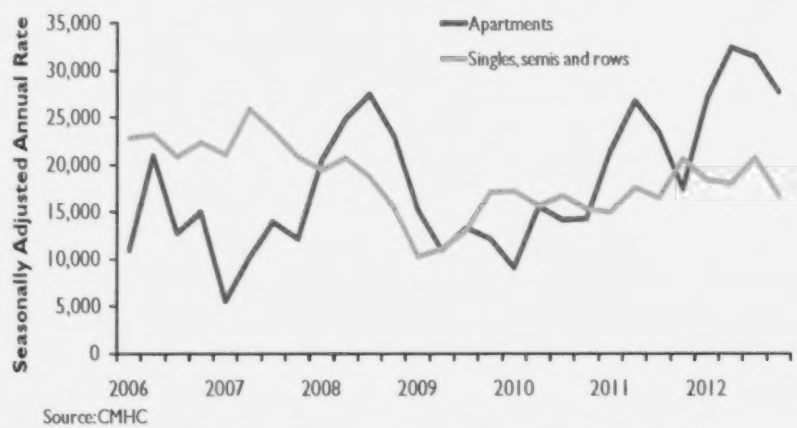
### Condos keep construction high but gear up for a slowdown

Housing starts in the Toronto Census Metropolitan Area (CMA) pulled back a bit during the fourth quarter but maintained an elevated annualized pace of 44,400 units — above the five-year average of 37,000 units. New construction for low-rise housing types (singles, semis and rows) cooled following a considerable slowdown in new home sales activity during the summer. Apartment starts remained strong as several condo projects that began pre-selling during the peak of market activity in 2011 poured their foundations.

The speed at which projects have been able to start construction has increased. Most condo projects that started during the fourth quarter had opened their sales offices within

Figure 1

**Toronto CMA Housing Starts**




Source: CMHC

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18 months, down from roughly 30 months for projects started during the same period last year. However, some of the underlying factors that helped to support this faster movement to the construction phase will face headwinds going forward. Projects took longer to achieve pre-construction sales targets in 2012 — the share of units sold in pre-construction declined to 64 per cent from 73 per cent a year earlier, lending conditions to finance construction tightened, and labour and physical capital resources faced constraints due to a surge in the number of units under construction.

Developers have responded by becoming more disciplined in their offerings of new projects to the market. The number of project openings slowed significantly in the second half of 2012, asking prices on new units were lowered closer to resale comparables and the unit mixes were more diversified with a greater share of two-bedroom and larger suites. The location of new projects also became less concentrated in the City of Toronto as activity shifted towards Mississauga, which was the only area of the GTA where new condo sales increased in 2012. These efforts brought forth a positive outcome during the fourth quarter as sales and unsold inventory levels stabilized.

The Peel Region also saw an increased share of low-rise activity in 2012, with starts in Brampton up by over 50 per cent from 2011 and representing one quarter of all low-rise construction in the GTA. It appears that Brampton has benefited as development has shifted westward out of Vaughan. Across all areas, higher-end homes have been driving the market, with absorptions of new single-detached homes priced above the GTA average of $650,000 growing by over 50 per cent last year. However, demand appears to be slowing as new low-rise sales did not keep pace with the increased number of active sites during the fourth quarter, bringing the unsold inventory of homes available to build up to its highest level in two years.

## Resale Market

### Prices dip in Q4 but remain higher than last year

Average MLS® selling prices in the Greater Toronto Area (GTA) registered their first notable decline in four years during the fourth quarter, slipping by nearly one per cent since the summer. However, the strength early in the year still managed to bring the average price for 2012 up seven per cent compared to 2011. Price growth decelerated during most of 2012 as demand softened, with sales ending the year 16 per cent lower than in the fourth quarter of 2011. Sharp declines in price were avoided thanks to fewer new listings and more sellers opting to take their units off the market. GTA resale conditions ended the year firmly entrenched in a balanced market.

Softer market conditions were generally found in the condominium apartment segment. However, the amount of unsold supply didn't stray far from levels seen over the past several years and even began moving lower toward the end of 2012. The fact that condo completions fell below recent standards last year helped alleviate supply pressures and stabilize prices as demand weakened. Average condo selling prices registered growth of just under two per cent for the year, although second half weakness brought the fourth quarter average down by about one per cent from a year ago. Downward price adjustments were more noticeable in the central core of Toronto.

Figure 2

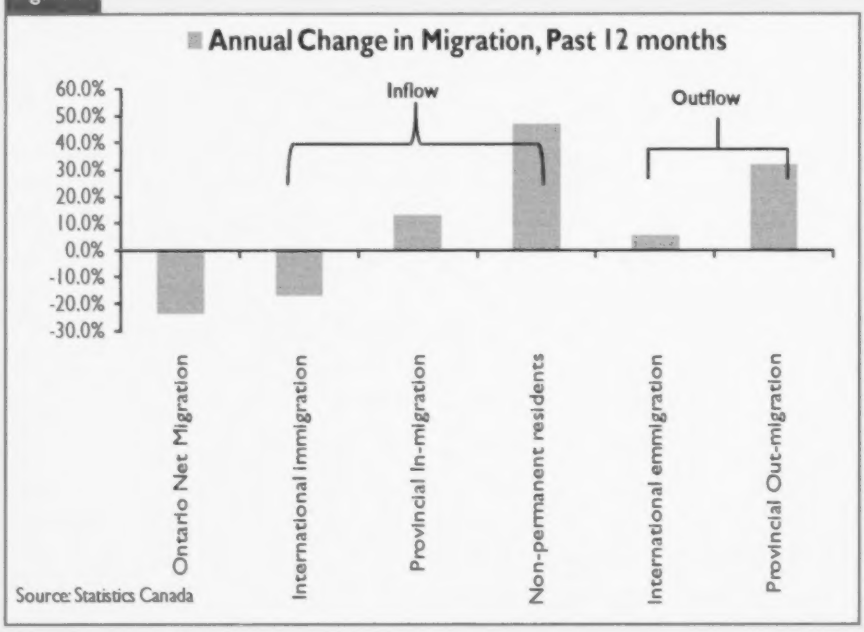
MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

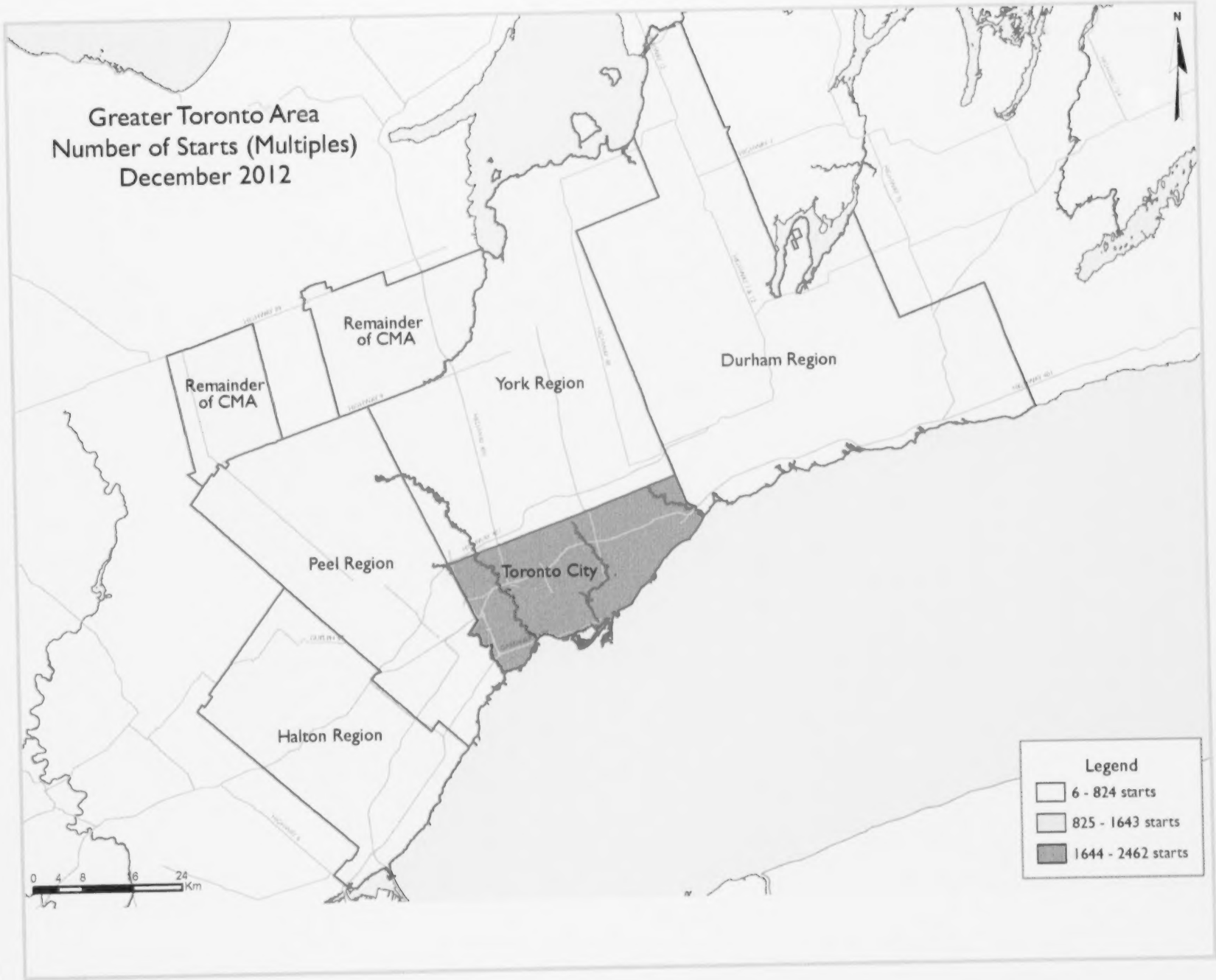
Fewer condo owners willing or able to sell their units began to weigh on move-up buying activity. Fourth quarter sales of single-detached homes were down by 12 per cent from a year earlier (equal to half the decline for condo sales). Mid-to-lower priced detached homes experienced the largest decline in sales, particularly within the Peel Region. Meanwhile, detached homes in the Durham region that compete well with Toronto condo prices held fairly steady. The biggest source of strength for the market last year remained in the high-end, where detached homes priced above $700,000 grew by 23 per cent compared to 2011. Homes priced between $700,000 and $1 million were in particularly high demand, leading sales higher in 2012 in such areas as Oakville, Vaughan and King. The tightest market conditions for detached homes were found in the west end of the City of Toronto, where average prices grew by 11 per cent last year.

## Migration Trends Can Help Explain Recent Housing Market Activity

At least part of the reduction in ownership demand over the second half of 2012 can be linked to weaker migratory flows into the region. Net migration for Ontario over the past year ending in September 2012 declined by more than 20 per cent as a decreased number of people from other countries came to live in the province and an increased number of Ontarians migrated out. This suggests that the GTA (which doesn't have updated data for 2012 but represents roughly 70 per cent of the province's migration flows), saw the number of net new people decline to below 60,000 for the first time since the late 1990s. However, one area of strength for population inflows to the region has been the growth in non-permanent residents. Many from this group are foreign students who reside in the City of Toronto, which can help explain the continued strength in demand for rental apartments.

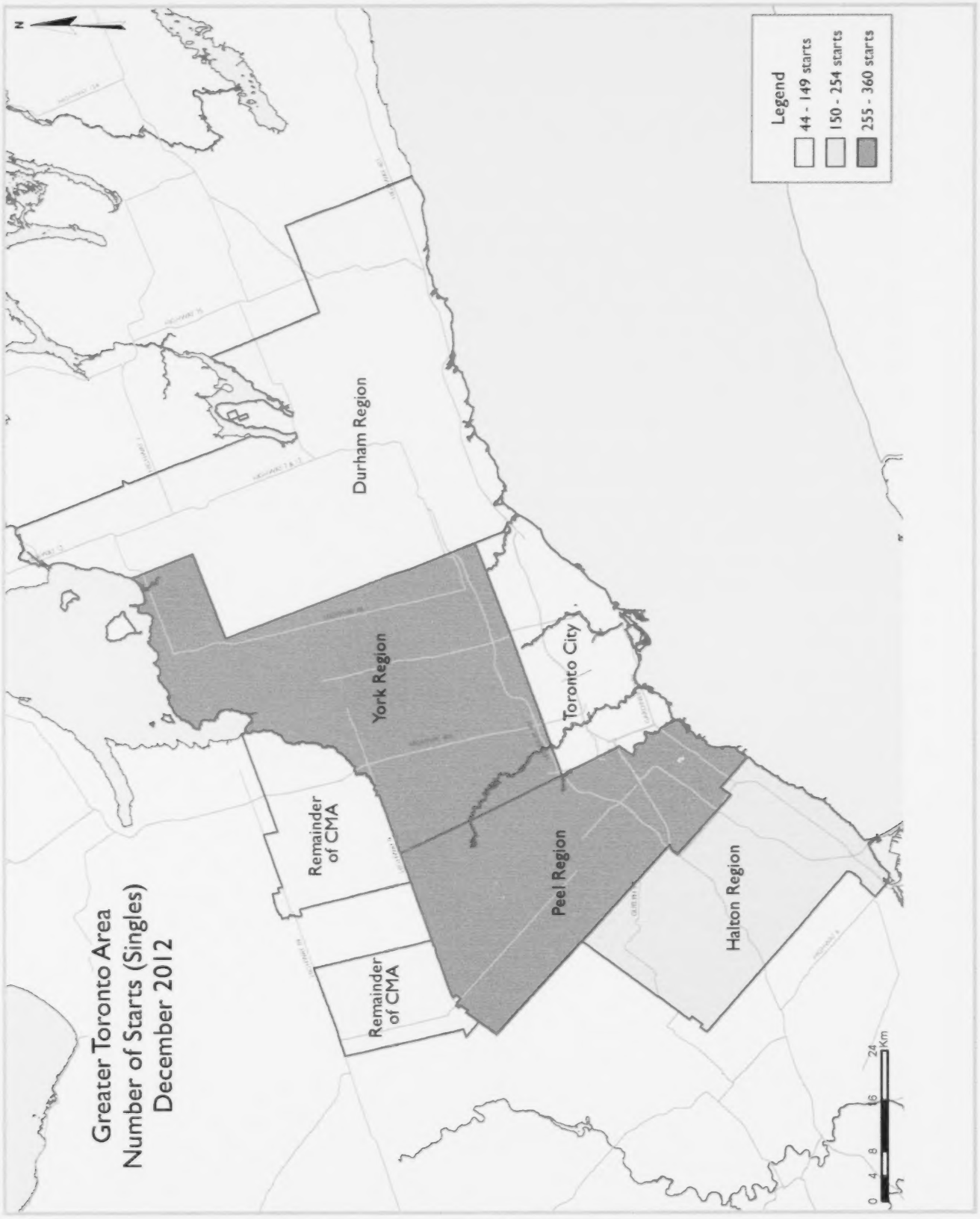
Figure 3

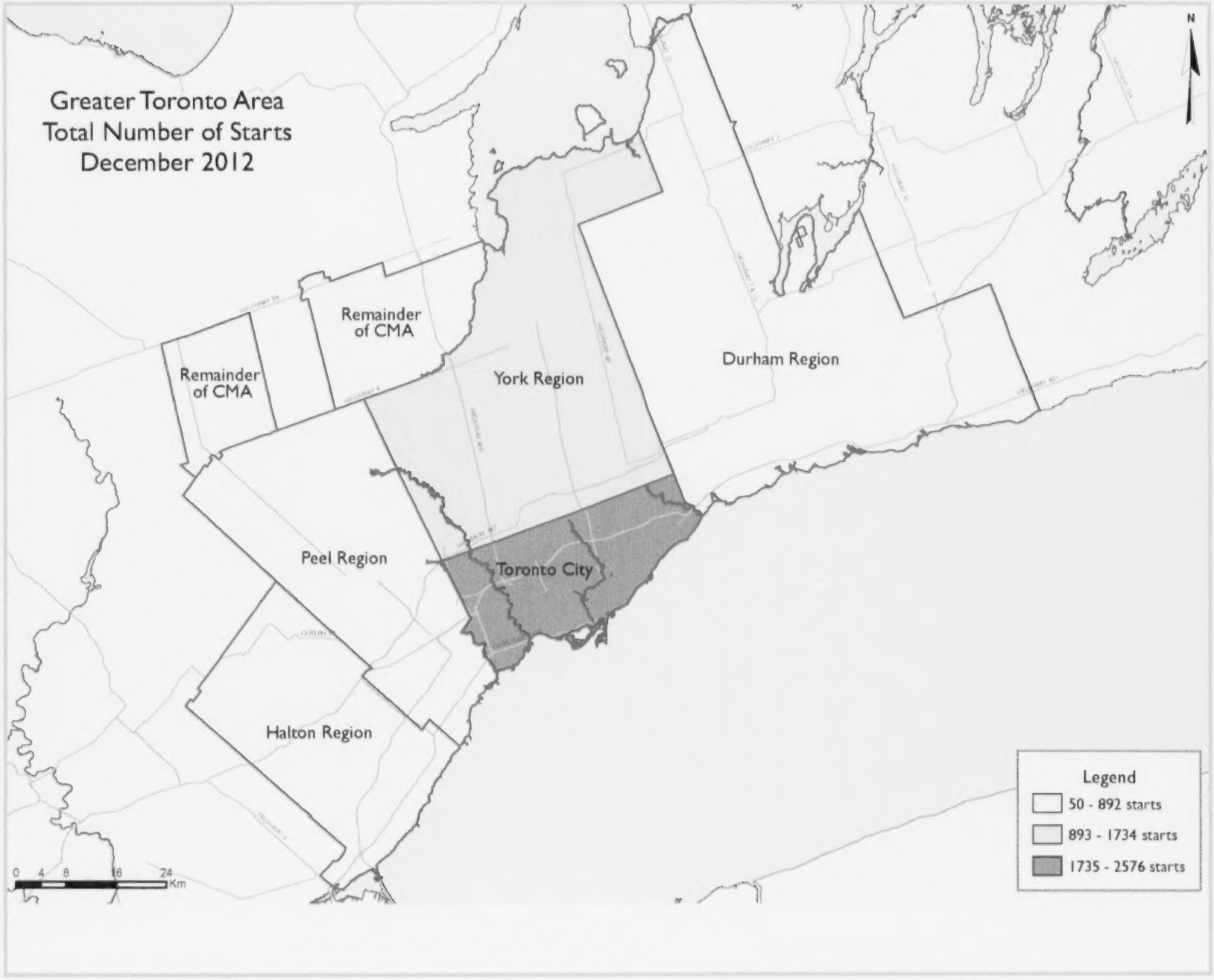


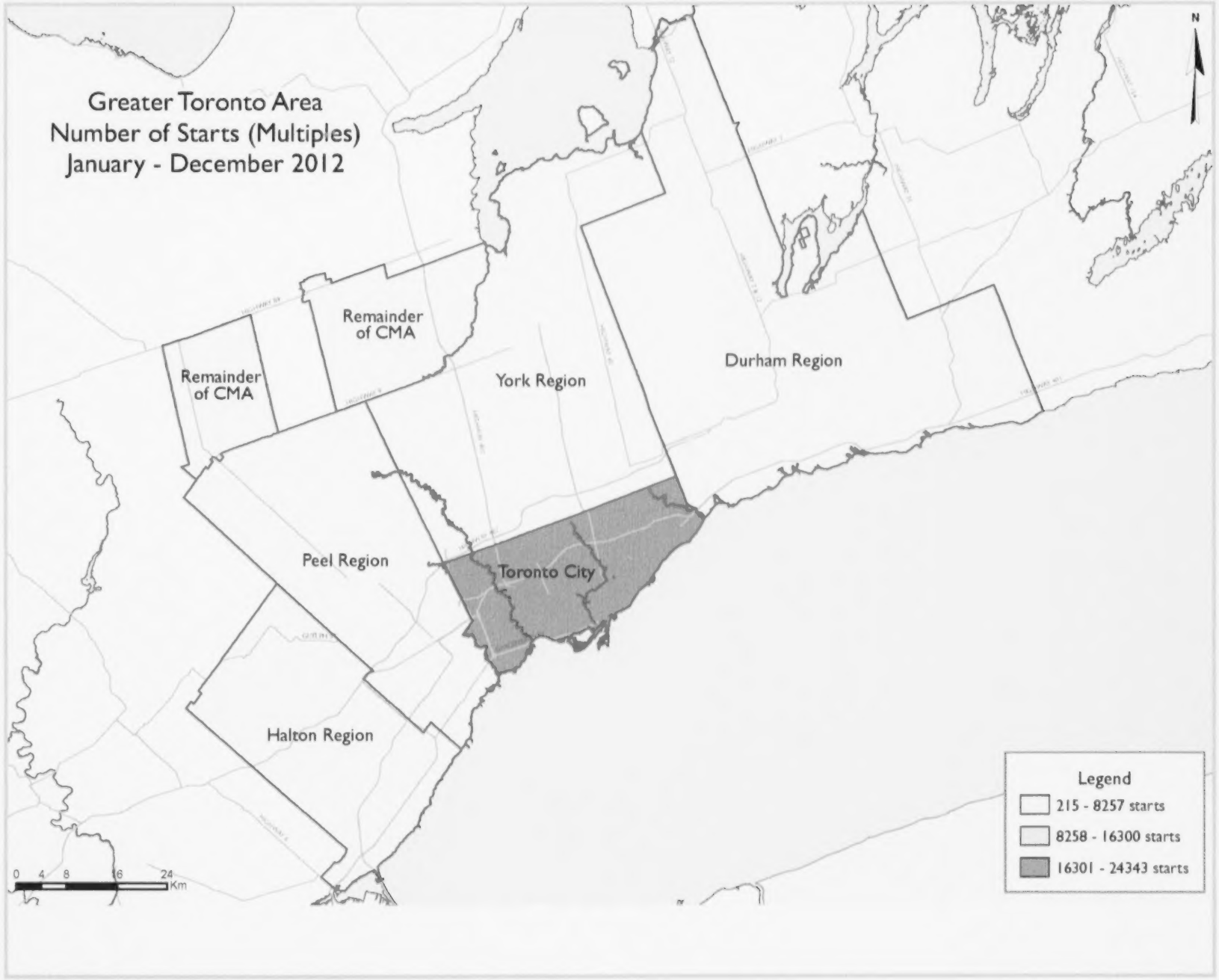


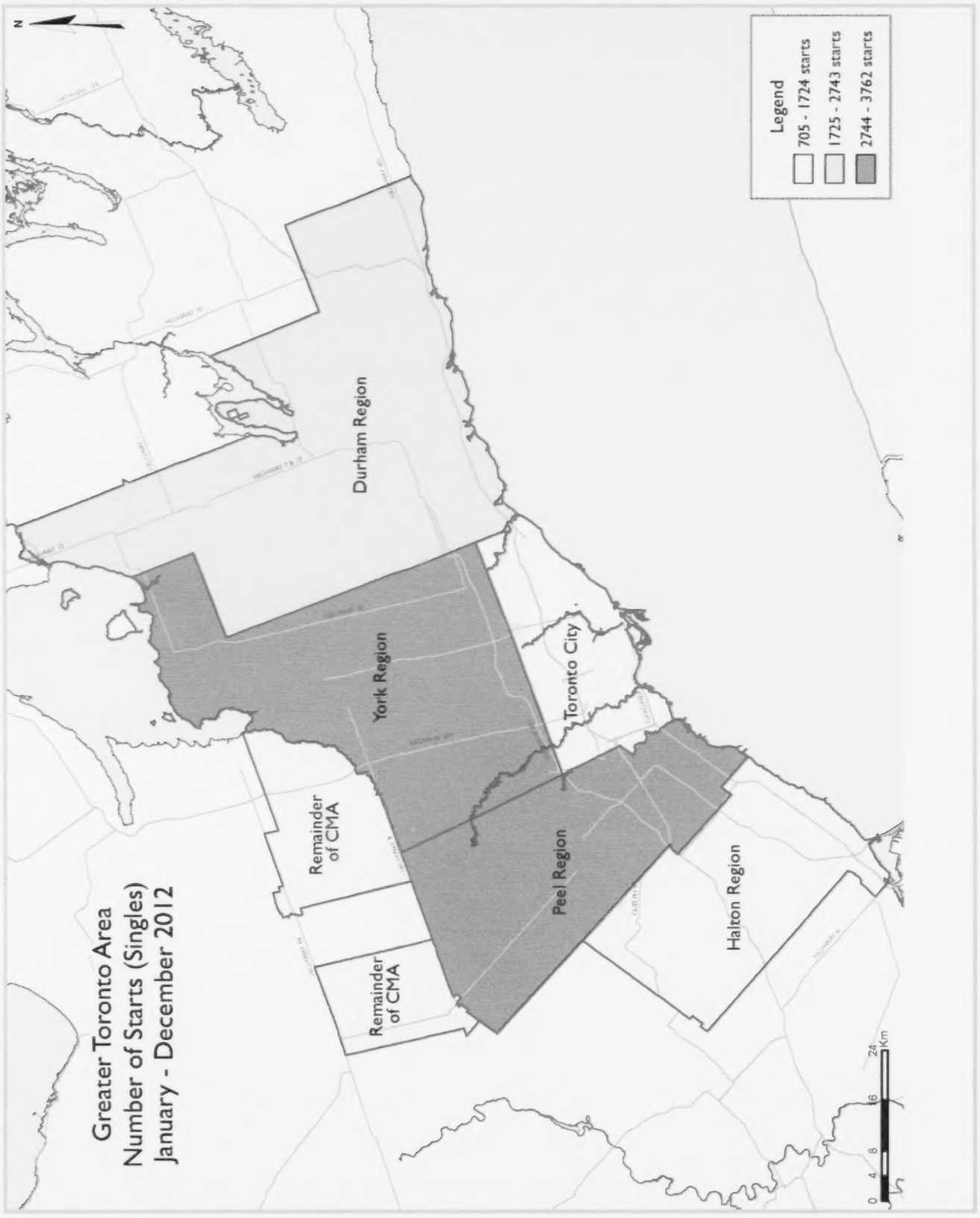


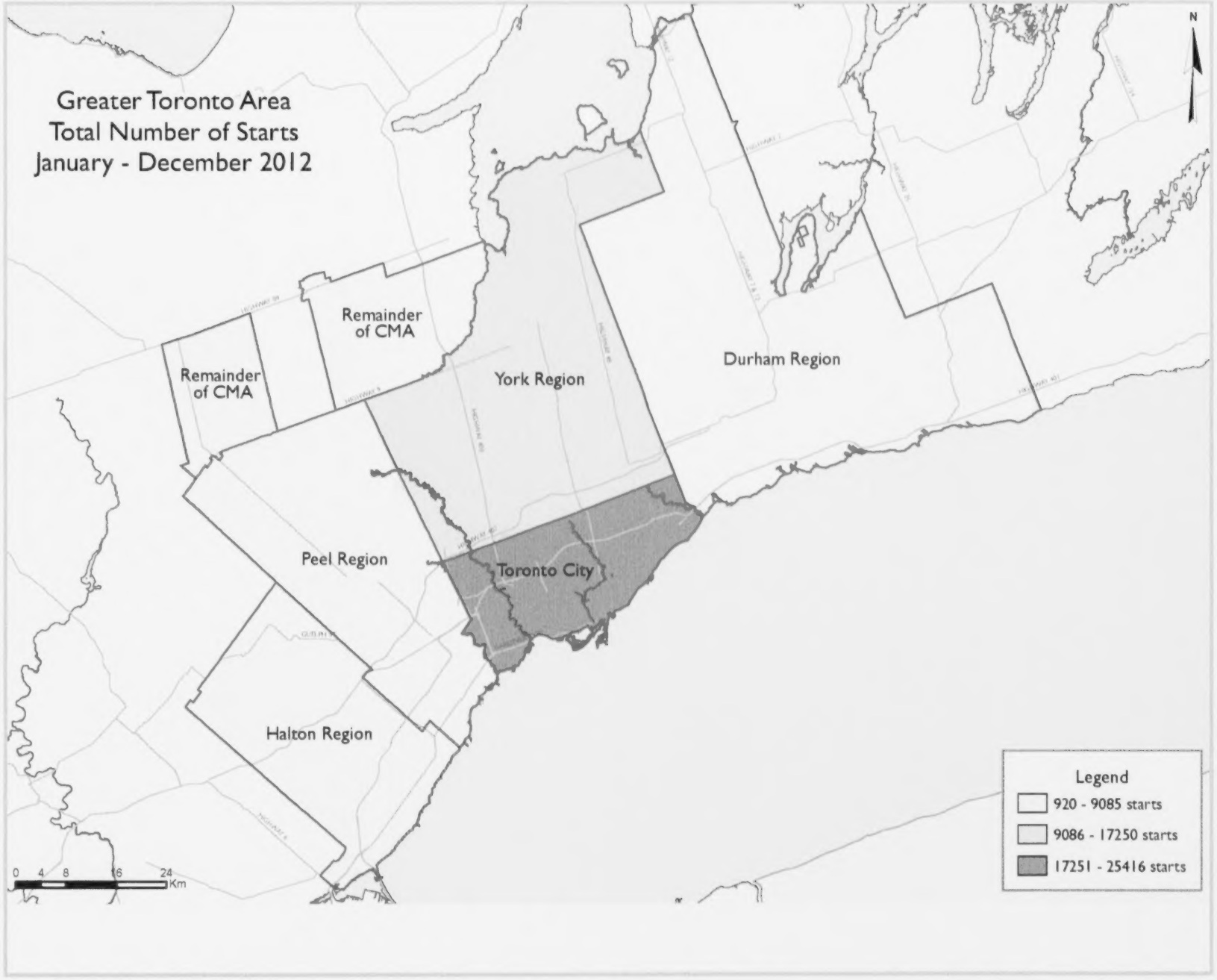

Canada Mortgage and Housing Corporation


Greater Toronto Area
Number of Starts (Singles)
December 2012
Legend
44 - 149 starts
150 - 254 starts
255 - 360 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
December 2012
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
50 - 892 starts
893 - 1734 starts
1735 - 2576 starts


Greater Toronto Area
Number of Starts (Multiples)
January - December 2012
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
215 - 8257 starts
8258 - 16300 starts
16301 - 24343 starts


Greater Toronto Area
Number of Starts (Singles)
January - December 2012
N
Legend
705 - 1724 starts
1725 - 2743 starts
2744 - 3762 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - December 2012
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
920 - 9085 starts
9086 - 17250 starts
17251 - 25416 starts

| ZONE DESCRIPTIONS - TORONTO CMA | |
|---|---|
| **Toronto City** | Toronto, East York, Etobicoke, North York, Scarborough, York |
| **York Region** | Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville |
| **Peel Region** | Brampton, Caledon, Mississauga |
| **Halton Region** | Burlington, Halton Hills, Milton, Oakville |
| **Durham Region** | Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby |
| **Remainder of CMA** | Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville |

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

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| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
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| 6 | Economic Indicators |

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|---|---|
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| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1a: Housing Activity Summary of Toronto CMA
## December 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| December 2012 | 973 | 158 | 273 | 3 | 22 | 2,834 | 0 | 4 | 4,267 |
| December 2011 | 1,074 | 208 | 175 | 0 | 60 | 1,648 | 0 | 200 | 3,365 |
| % Change | -9.4 | -24.0 | 56.0 | n/a | -63.3 | 72.0 | n/a | -98.0 | 26.8 |
| Year-to-date 2012 | 10,657 | 2,233 | 4,828 | 39 | 983 | 27,413 | 28 | 1,923 | 48,105 |
| Year-to-date 2011 | 11,207 | 1,992 | 4,340 | 40 | 1,037 | 19,195 | 12 | 1,922 | 39,745 |
| % Change | -4.9 | 12.1 | 11.2 | -2.5 | -5.2 | 42.8 | 133.3 | 0.1 | 21.0 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| December 2012 | 8,456 | 2,003 | 4,326 | 34 | 1,031 | 49,974 | 22 | 2,965 | 68,812 |
| December 2011 | 8,851 | 1,704 | 3,332 | 24 | 1,021 | 33,934 | 16 | 3,707 | 52,589 |
| % Change | -4.5 | 17.5 | 29.8 | 41.7 | 1.0 | 47.3 | 37.5 | -20.0 | 30.8 |
| **COMPLETIONS** | | | | | | | | | |
| December 2012 | 845 | 158 | 270 | 7 | 57 | 810 | 6 | 239 | 2,392 |
| December 2011 | 802 | 132 | 118 | 1 | 53 | 682 | 0 | 1 | 1,789 |
| % Change | 5.4 | 19.7 | 128.8 | ** | 7.5 | 18.8 | n/a | ** | 33.7 |
| Year-to-date 2012 | 10,992 | 1,916 | 3,274 | 42 | 905 | 12,389 | 24 | 2,365 | 31,907 |
| Year-to-date 2011 | 9,044 | 1,502 | 3,157 | 62 | 1,232 | 17,878 | 16 | 911 | 33,831 |
| % Change | 21.5 | 27.6 | 3.7 | -32.3 | -26.5 | -30.7 | 50.0 | 159.6 | -5.7 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| December 2012 | 134 | 18 | 71 | 0 | 11 | 909 | 13 | 587 | 1,743 |
| December 2011 | 87 | 25 | 61 | 0 | 19 | 848 | 13 | 365 | 1,418 |
| % Change | 54.0 | -28.0 | 16.4 | n/a | -42.1 | 7.2 | 0.0 | 60.8 | 22.9 |
| **ABSORBED** | | | | | | | | | |
| December 2012 | 850 | 151 | 245 | 7 | 57 | 903 | 0 | 2 | 2,215 |
| December 2011 | 814 | 120 | 124 | 1 | 47 | 753 | 0 | 0 | 1,859 |
| % Change | 4.4 | 25.8 | 97.6 | ** | 21.3 | 19.9 | n/a | n/a | 19.2 |
| Year-to-date 2012 | 10,953 | 1,917 | 3,264 | 41 | 896 | 12,328 | 20 | 672 | 30,091 |
| Year-to-date 2011 | 9,147 | 1,500 | 3,138 | 63 | 1,219 | 17,087 | 16 | 607 | 32,777 |
| % Change | 19.7 | 27.8 | 4.0 | -34.9 | -26.5 | -27.9 | 25.0 | 10.7 | -8.2 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1b: Housing Activity Summary of Oshawa CMA
## December 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| December 2012 | 94 | 8 | 12 | 0 | 16 | 0 | 2 | 0 | 132 |
| December 2011 | 87 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 117 |
| % Change | 8.0 | n/a | n/a | n/a | n/a | -100.0 | n/a | n/a | 12.8 |
| Year-to-date 2012 | 1,153 | 50 | 111 | 0 | 185 | 154 | 2 | 148 | 1,803 |
| Year-to-date 2011 | 1,384 | 40 | 199 | 0 | 152 | 30 | 10 | 44 | 1,859 |
| % Change | -16.7 | 25.0 | -44.2 | n/a | 21.7 | ** | -80.0 | ** | -3.0 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| December 2012 | 640 | 46 | 90 | 0 | 166 | 190 | 2 | 152 | 1,286 |
| December 2011 | 790 | 0 | 201 | 0 | 108 | 36 | 46 | 50 | 1,231 |
| % Change | -19.0 | n/a | -55.2 | n/a | 53.7 | ** | -95.7 | ** | 4.5 |
| **COMPLETIONS** | | | | | | | | | |
| December 2012 | 112 | 2 | 0 | 0 | 3 | 0 | 0 | 16 | 133 |
| December 2011 | 141 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 154 |
| % Change | -20.6 | n/a | -100.0 | n/a | n/a | n/a | n/a | n/a | -13.6 |
| Year-to-date 2012 | 1,305 | 8 | 224 | 0 | 126 | 0 | 50 | 46 | 1,759 |
| Year-to-date 2011 | 1,409 | 46 | 173 | 0 | 150 | 6 | 0 | 54 | 1,838 |
| % Change | -7.4 | -82.6 | 29.5 | n/a | -16.0 | -100.0 | n/a | -14.8 | -4.3 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| December 2012 | 6 | 0 | 0 | 0 | 2 | 9 | 7 | 5 | 29 |
| December 2011 | 11 | 0 | 1 | 0 | 3 | 10 | 0 | 5 | 30 |
| % Change | -45.5 | n/a | -100.0 | n/a | -33.3 | -10.0 | n/a | 0.0 | -3.3 |
| **ABSORBED** | | | | | | | | | |
| December 2012 | 113 | 2 | 0 | 0 | 3 | 0 | 0 | 0 | 118 |
| December 2011 | 142 | 0 | 13 | 0 | 3 | 0 | 0 | 0 | 158 |
| % Change | -20.4 | n/a | -100.0 | n/a | 0.0 | n/a | n/a | n/a | -25.3 |
| Year-to-date 2012 | 1,323 | 8 | 225 | 0 | 127 | 1 | 43 | 14 | 1,741 |
| Year-to-date 2011 | 1,427 | 46 | 174 | 0 | 150 | 11 | 0 | 7 | 1,815 |
| % Change | -7.3 | -82.6 | 29.3 | n/a | -15.3 | -90.9 | n/a | 100.0 | -4.1 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1c: Housing Activity Summary of Greater Toronto Area
## December 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| December 2012 | 1,041 | 160 | 285 | 0 | 58 | 2,834 | 2 | 4 | 4,384 |
| December 2011 | 1,021 | 206 | 206 | 0 | 60 | 1,678 | 0 | 200 | 3,371 |
| % Change | 2.0 | -22.3 | 38.3 | n/a | -3.3 | 68.9 | n/a | -98.0 | 30.1 |
| Year-to-date 2012 | 11,311 | 2,219 | 4,919 | 3 | 1,204 | 27,905 | 30 | 2,071 | 49,663 |
| Year-to-date 2011 | 12,137 | 1,984 | 4,576 | 16 | 1,216 | 19,375 | 22 | 1,966 | 41,292 |
| % Change | -6.8 | 11.8 | 7.5 | -81.3 | -1.0 | 44.0 | 36.4 | 5.3 | 20.3 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| December 2012 | 8,846 | 1,983 | 4,355 | 13 | 1,227 | 50,656 | 24 | 3,117 | 70,222 |
| December 2011 | 9,404 | 1,660 | 3,549 | 14 | 1,154 | 34,199 | 62 | 3,832 | 53,874 |
| % Change | -5.9 | 19.5 | 22.7 | -7.1 | 6.3 | 48.1 | -61.3 | -18.7 | 30.3 |
| **COMPLETIONS** | | | | | | | | | |
| December 2012 | 933 | 160 | 269 | 0 | 66 | 810 | 6 | 255 | 2,499 |
| December 2011 | 863 | 124 | 131 | 1 | 57 | 747 | 0 | 1 | 1,924 |
| % Change | 8.1 | 29.0 | 105.3 | -100.0 | 15.8 | 8.4 | n/a | ** | 29.9 |
| Year-to-date 2012 | 11,826 | 1,882 | 3,532 | 4 | 1,085 | 12,389 | 74 | 2,561 | 33,353 |
| Year-to-date 2011 | 10,141 | 1,550 | 3,406 | 26 | 1,408 | 18,038 | 16 | 1,149 | 35,763 |
| % Change | 16.6 | 21.4 | 3.7 | -84.6 | -22.9 | -31.3 | ** | 122.9 | -6.7 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| December 2012 | 151 | 16 | 55 | 0 | 13 | 918 | 20 | 713 | 1,886 |
| December 2011 | 100 | 25 | 62 | 0 | 25 | 892 | 13 | 387 | 1,504 |
| % Change | 51.0 | -36.0 | -11.3 | n/a | -48.0 | 2.9 | 53.8 | 84.2 | 25.4 |
| **ABSORBED** | | | | | | | | | |
| December 2012 | 938 | 153 | 244 | 0 | 69 | 903 | 0 | 2 | 2,309 |
| December 2011 | 874 | 112 | 137 | 1 | 54 | 783 | 0 | 0 | 1,961 |
| % Change | 7.3 | 36.6 | 78.1 | -100.0 | 27.8 | 15.3 | n/a | n/a | 17.7 |
| Year-to-date 2012 | 11,774 | 1,885 | 3,539 | 4 | 1,080 | 12,338 | 63 | 732 | 31,415 |
| Year-to-date 2011 | 10,242 | 1,548 | 3,403 | 26 | 1,395 | 17,214 | 16 | 963 | 34,807 |
| % Change | 15.0 | 21.8 | 4.0 | -84.6 | -22.6 | -28.3 | ** | -24.0 | -9.7 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket December 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| December 2012 | 114 | 14 | 31 | 0 | 8 | 2,409 | 0 | 0 | 2,576 |
| December 2011 | 97 | 30 | 7 | 0 | 6 | 1,648 | 0 | 0 | 1,788 |
| **York Region** | | | | | | | | | |
| December 2012 | 279 | 96 | 192 | 0 | 0 | 425 | 0 | 4 | 996 |
| December 2011 | 320 | 66 | 57 | 0 | 54 | 0 | 0 | 0 | 497 |
| **Peel Region** | | | | | | | | | |
| December 2012 | 360 | 20 | 50 | 0 | 0 | 0 | 0 | 0 | 430 |
| December 2011 | 257 | 94 | 68 | 0 | 0 | 0 | 0 | 200 | 619 |
| **Halton Region** | | | | | | | | | |
| December 2012 | 151 | 22 | 0 | 0 | 20 | 0 | 0 | 0 | 193 |
| December 2011 | 231 | 10 | 68 | 0 | 0 | 0 | 0 | 0 | 309 |
| **Durham Region** | | | | | | | | | |
| December 2012 | 137 | 8 | 12 | 0 | 30 | 0 | 2 | 0 | 189 |
| December 2011 | 116 | 6 | 6 | 0 | 0 | 30 | 0 | 0 | 158 |
| **Toronto CMA** | | | | | | | | | |
| December 2012 | 973 | 158 | 273 | 3 | 22 | 2,834 | 0 | 4 | 4,267 |
| December 2011 | 1,074 | 208 | 175 | 0 | 60 | 1,648 | 0 | 200 | 3,365 |
| **Oshawa CMA** | | | | | | | | | |
| December 2012 | 94 | 8 | 12 | 0 | 16 | 0 | 2 | 0 | 132 |
| December 2011 | 87 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 117 |
| **Greater Toronto Area** | | | | | | | | | |
| December 2012 | 1,041 | 160 | 285 | 0 | 58 | 2,834 | 2 | 4 | 4,384 |
| December 2011 | 1,021 | 206 | 206 | 0 | 60 | 1,678 | 0 | 200 | 3,371 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## December 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| December 2012 | 1,351 | 194 | 1,002 | 0 | 209 | 40,356 | 14 | 2,474 | 45,600 |
| December 2011 | 1,183 | 250 | 1,221 | 0 | 75 | 27,504 | 0 | 3,335 | 33,568 |
| **York Region** | | | | | | | | | |
| December 2012 | 2,097 | 470 | 1,421 | 3 | 165 | 6,314 | 0 | 241 | 10,711 |
| December 2011 | 2,900 | 292 | 764 | 4 | 299 | 2,791 | 8 | 92 | 7,150 |
| **Peel Region** | | | | | | | | | |
| December 2012 | 3,410 | 1,051 | 995 | 10 | 194 | 2,384 | 8 | 250 | 8,303 |
| December 2011 | 2,554 | 902 | 687 | 10 | 407 | 2,485 | 8 | 200 | 7,253 |
| **Halton Region** | | | | | | | | | |
| December 2012 | 933 | 200 | 730 | 0 | 419 | 1,412 | 0 | 0 | 3,694 |
| December 2011 | 1,400 | 132 | 426 | 0 | 221 | 1,148 | 0 | 155 | 3,482 |
| **Durham Region** | | | | | | | | | |
| December 2012 | 1,055 | 68 | 207 | 0 | 240 | 190 | 2 | 152 | 1,914 |
| December 2011 | 1,367 | 84 | 451 | 0 | 152 | 271 | 46 | 50 | 2,421 |
| **Toronto CMA** | | | | | | | | | |
| December 2012 | 8,456 | 2,003 | 4,326 | 34 | 1,031 | 49,974 | 22 | 2,965 | 68,812 |
| December 2011 | 8,851 | 1,704 | 3,332 | 24 | 1,021 | 33,934 | 16 | 3,707 | 52,589 |
| **Oshawa CMA** | | | | | | | | | |
| December 2012 | 640 | 46 | 90 | 0 | 166 | 190 | 2 | 152 | 1,286 |
| December 2011 | 790 | 0 | 201 | 0 | 108 | 36 | 46 | 50 | 1,231 |
| **Greater Toronto Area** | | | | | | | | | |
| December 2012 | 8,846 | 1,983 | 4,355 | 13 | 1,227 | 50,656 | 24 | 3,117 | 70,222 |
| December 2011 | 9,404 | 1,660 | 3,549 | 14 | 1,154 | 34,199 | 62 | 3,832 | 53,874 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## December 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| December 2012 | 73 | 10 | 0 | 0 | 0 | 599 | 6 | 237 | 925 |
| December 2011 | 101 | 6 | 33 | 0 | 0 | 682 | 0 | 0 | 822 |
| **York Region** | | | | | | | | | |
| December 2012 | 269 | 70 | 184 | 0 | 54 | 0 | 0 | 2 | 579 |
| December 2011 | 347 | 34 | 58 | 0 | 11 | 0 | 0 | 1 | 451 |
| **Peel Region** | | | | | | | | | |
| December 2012 | 336 | 78 | 28 | 0 | 0 | 0 | 0 | 0 | 442 |
| December 2011 | 123 | 72 | 0 | 1 | 0 | 0 | 0 | 0 | 196 |
| **Halton Region** | | | | | | | | | |
| December 2012 | 87 | 0 | 57 | 0 | 6 | 211 | 0 | 0 | 361 |
| December 2011 | 114 | 8 | 21 | 0 | 32 | 65 | 0 | 0 | 240 |
| **Durham Region** | | | | | | | | | |
| December 2012 | 168 | 2 | 0 | 0 | 6 | 0 | 0 | 16 | 192 |
| December 2011 | 178 | 4 | 19 | 0 | 14 | 0 | 0 | 0 | 215 |
| **Toronto CMA** | | | | | | | | | |
| December 2012 | 845 | 158 | 270 | 7 | 57 | 810 | 6 | 239 | 2,392 |
| December 2011 | 802 | 132 | 118 | 1 | 53 | 682 | 0 | 1 | 1,789 |
| **Oshawa CMA** | | | | | | | | | |
| December 2012 | 112 | 2 | 0 | 0 | 3 | 0 | 0 | 16 | 133 |
| December 2011 | 141 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 154 |
| **Greater Toronto Area** | | | | | | | | | |
| December 2012 | 933 | 160 | 269 | 0 | 66 | 810 | 6 | 255 | 2,499 |
| December 2011 | 863 | 124 | 131 | 1 | 57 | 747 | 0 | 1 | 1,924 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## December 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| December 2012 | 66 | 9 | 15 | 0 | 6 | 777 | 13 | 390 | 1,276 |
| December 2011 | 52 | 7 | 40 | 0 | 8 | 662 | 11 | 167 | 947 |
| **York Region** | | | | | | | | | |
| December 2012 | 15 | 3 | 5 | 0 | 0 | 25 | 0 | 0 | 48 |
| December 2011 | 12 | 0 | 9 | 0 | 9 | 111 | 2 | 1 | 144 |
| **Peel Region** | | | | | | | | | |
| December 2012 | 22 | 4 | 28 | 0 | 2 | 74 | 0 | 197 | 327 |
| December 2011 | 17 | 18 | 3 | 0 | 2 | 74 | 0 | 197 | 311 |
| **Halton Region** | | | | | | | | | |
| December 2012 | 29 | 0 | 0 | 0 | 0 | 24 | 0 | 121 | 174 |
| December 2011 | 7 | 0 | 2 | 0 | 3 | 35 | 0 | 17 | 64 |
| **Durham Region** | | | | | | | | | |
| December 2012 | 19 | 0 | 7 | 0 | 5 | 18 | 7 | 5 | 61 |
| December 2011 | 12 | 0 | 8 | 0 | 3 | 10 | 0 | 5 | 38 |
| **Toronto CMA** | | | | | | | | | |
| December 2012 | 134 | 18 | 71 | 0 | 11 | 909 | 13 | 587 | 1,743 |
| December 2011 | 87 | 25 | 61 | 0 | 19 | 848 | 13 | 365 | 1,418 |
| **Oshawa CMA** | | | | | | | | | |
| December 2012 | 6 | 0 | 0 | 0 | 2 | 9 | 7 | 5 | 29 |
| December 2011 | 11 | 0 | 1 | 0 | 3 | 10 | 0 | 5 | 30 |
| **Greater Toronto Area** | | | | | | | | | |
| December 2012 | 151 | 16 | 55 | 0 | 13 | 918 | 20 | 713 | 1,886 |
| December 2011 | 100 | 25 | 62 | 0 | 25 | 892 | 13 | 387 | 1,504 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## December 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Toronto City** | | | | | | | | | |
| December 2012 | 67 | 6 | 0 | 0 | 0 | 691 | 0 | 0 | 764 |
| December 2011 | 100 | 8 | 40 | 0 | 0 | 740 | 0 | 0 | 888 |
| **York Region** | | | | | | | | | |
| December 2012 | 270 | 67 | 185 | 0 | 54 | 0 | 0 | 2 | 578 |
| December 2011 | 349 | 34 | 57 | 0 | 5 | 0 | 0 | 0 | 445 |
| **Peel Region** | | | | | | | | | |
| December 2012 | 336 | 78 | 0 | 0 | 0 | 0 | 0 | 0 | 414 |
| December 2011 | 134 | 58 | 0 | 1 | 0 | 13 | 0 | 0 | 206 |
| **Halton Region** | | | | | | | | | |
| December 2012 | 96 | 0 | 59 | 0 | 9 | 212 | 0 | 0 | 376 |
| December 2011 | 113 | 8 | 21 | 0 | 32 | 30 | 0 | 0 | 204 |
| **Durham Region** | | | | | | | | | |
| December 2012 | 169 | 2 | 0 | 0 | 6 | 0 | 0 | 0 | 177 |
| December 2011 | 178 | 4 | 19 | 0 | 17 | 0 | 0 | 0 | 218 |
| **Toronto CMA** | | | | | | | | | |
| December 2012 | 850 | 151 | 245 | 7 | 57 | 903 | 0 | 2 | 2,215 |
| December 2011 | 814 | 120 | 124 | 1 | 47 | 753 | 0 | 0 | 1,859 |
| **Oshawa CMA** | | | | | | | | | |
| December 2012 | 113 | 2 | 0 | 0 | 3 | 0 | 0 | 0 | 118 |
| December 2011 | 142 | 0 | 13 | 0 | 3 | 0 | 0 | 0 | 158 |
| **Greater Toronto Area** | | | | | | | | | |
| December 2012 | 938 | 153 | 244 | 0 | 69 | 903 | 0 | 2 | 2,309 |
| December 2011 | 874 | 112 | 137 | 1 | 54 | 783 | 0 | 0 | 1,961 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2a: History of Housing Starts of Toronto CMA 2003 - 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2012 | 10,657 | 2,233 | 4,828 | 39 | 983 | 27,413 | 28 | 1,923 | 48,105 |
| % Change | -4.9 | 12.1 | 11.2 | -2.5 | -5.2 | 42.8 | 133.3 | 0.1 | 21.0 |
| 2011 | 11,207 | 1,992 | 4,340 | 40 | 1,037 | 19,195 | 12 | 1,922 | 39,745 |
| % Change | 13.4 | 21.8 | 30.4 | -18.4 | -24.4 | 65.7 | -57.1 | 46.7 | 36.1 |
| 2010 | 9,887 | 1,636 | 3,327 | 49 | 1,372 | 11,586 | 28 | 1,310 | 29,195 |
| % Change | 22.9 | -18.8 | 37.8 | -39.5 | 132.1 | 5.8 | ** | -27.5 | 12.5 |
| 2009 | 8,048 | 2,014 | 2,415 | 81 | 591 | 10,954 | 8 | 1,808 | 25,949 |
| % Change | -28.4 | -14.4 | -12.9 | 17.4 | -68.0 | -50.8 | -60.0 | 8.2 | -38.5 |
| 2008 | 11,239 | 2,352 | 2,772 | 69 | 1,845 | 22,244 | 20 | 1,671 | 42,212 |
| % Change | -23.8 | -16.6 | -37.0 | 146.4 | 48.1 | 136.7 | ** | 154.3 | 26.8 |
| 2007 | 14,741 | 2,820 | 4,401 | 28 | 1,246 | 9,396 | 4 | 657 | 33,293 |
| % Change | 4.8 | 1.0 | 14.0 | -41.7 | -11.7 | -29.6 | -50.0 | -57.6 | -10.2 |
| 2006 | 14,072 | 2,792 | 3,860 | 48 | 1,411 | 13,338 | 8 | 1,551 | 37,080 |
| % Change | -10.6 | -16.2 | -17.7 | -5.9 | -19.4 | -7.2 | -93.3 | 1.4 | -10.9 |
| 2005 | 15,746 | 3,333 | 4,690 | 51 | 1,751 | 14,376 | 119 | 1,530 | 41,596 |
| % Change | -17.0 | -5.2 | 7.5 | -47.4 | 18.7 | 15.5 | 133.3 | 28.9 | -1.2 |
| 2004 | 18,979 | 3,514 | 4,362 | 97 | 1,475 | 12,450 | 51 | 1,187 | 42,115 |
| % Change | -3.1 | -26.5 | -1.4 | 136.6 | 29.3 | -6.3 | -67.3 | -35.0 | -7.4 |
| 2003 | 19,585 | 4,782 | 4,422 | 41 | 1,141 | 13,291 | 156 | 1,825 | 45,475 |

Source: CMHC (Starts and Completions Survey)

## Table 1.2b: History of Housing Starts of Oshawa CMA 2003 - 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2012 | 1,153 | 50 | 111 | 0 | 185 | 154 | 2 | 148 | 1,803 |
| % Change | -16.7 | 25.0 | -44.2 | n/a | 21.7 | ** | -80.0 | ** | -3.0 |
| 2011 | 1,384 | 40 | 199 | 0 | 152 | 30 | 10 | 44 | 1,859 |
| % Change | -10.1 | 150.0 | -13.9 | n/a | 70.8 | n/a | n/a | ** | -1.5 |
| 2010 | 1,540 | 16 | 231 | 0 | 89 | 0 | 0 | 12 | 1,888 |
| % Change | 84.2 | ** | ** | n/a | 140.5 | n/a | -100.0 | -71.4 | 92.7 |
| 2009 | 836 | 4 | 58 | 0 | 37 | 0 | 3 | 42 | 980 |
| % Change | -44.3 | 0.0 | -77.3 | n/a | -79.1 | -100.0 | n/a | 55.6 | -50.7 |
| 2008 | 1,500 | 4 | 255 | 0 | 177 | 24 | 0 | 27 | 1,987 |
| % Change | -14.1 | -71.4 | 38.6 | n/a | 6.0 | -81.7 | n/a | -81.5 | -16.8 |
| 2007 | 1,747 | 14 | 184 | 0 | 167 | 131 | 0 | 146 | 2,389 |
| % Change | -17.1 | -22.2 | -29.0 | n/a | 35.8 | -73.0 | -100.0 | n/a | -20.2 |
| 2006 | 2,108 | 18 | 259 | 0 | 123 | 486 | 1 | 0 | 2,995 |
| % Change | -8.4 | 80.0 | 5.3 | n/a | ** | 54.8 | -97.3 | -100.0 | 2.1 |
| 2005 | 2,301 | 10 | 246 | 0 | 22 | 314 | 37 | 4 | 2,934 |
| % Change | -2.3 | -85.3 | -49.9 | n/a | -21.4 | 49.5 | n/a | n/a | -6.9 |
| 2004 | 2,356 | 68 | 491 | 0 | 28 | 210 | 0 | 0 | 3,153 |
| % Change | -23.4 | -60.5 | -10.6 | n/a | n/a | 191.7 | n/a | -100.0 | -19.3 |
| 2003 | 3,074 | 172 | 549 | 0 | 0 | 72 | 0 | 40 | 3,907 |

Source: CMHC (Starts and Completions Survey)

## Table 1.2c: History of Housing Starts in the Greater Toronto Area 2003 - 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2012 | 11,285 | 2,219 | 4,919 | 3 | 1,204 | 27,905 | 30 | 2,071 | 49,637 |
| % Change | -6.8 | 11.8 | 7.5 | -81.3 | -1.0 | 44.0 | 36.4 | 5.3 | 20.3 |
| 2011 | 12,105 | 1,984 | 4,576 | 16 | 1,216 | 19,375 | 22 | 1,966 | 41,260 |
| % Change | 9.3 | 12.7 | 27.6 | -36.0 | -19.9 | 61.2 | -21.4 | 48.7 | 31.6 |
| 2010 | 11,079 | 1,760 | 3,587 | 25 | 1,519 | 12,021 | 28 | 1,322 | 31,341 |
| % Change | 27.9 | -15.4 | 51.5 | ** | 129.1 | 8.8 | 154.5 | -36.6 | 16.3 |
| 2009 | 8,663 | 2,080 | 2,367 | 3 | 663 | 11,044 | 11 | 2,084 | 26,945 |
| % Change | -31.4 | -14.6 | -21.9 | -95.9 | -70.3 | -51.1 | -45.0 | 23.0 | -39.7 |
| 2008 | 12,633 | 2,436 | 3,030 | 73 | 2,231 | 22,585 | 20 | 1,694 | 44,702 |
| % Change | -23.7 | -15.7 | -35.2 | ** | 39.0 | 134.9 | ** | 111.0 | 23.6 |
| 2007 | 16,550 | 2,890 | 4,674 | 18 | 1,605 | 9,615 | 4 | 803 | 36,159 |
| % Change | 2.3 | -0.1 | 9.0 | 50.0 | -4.1 | -30.4 | -76.5 | -50.6 | -10.7 |
| 2006 | 16,179 | 2,894 | 4,287 | 12 | 1,673 | 13,824 | 17 | 1,626 | 40,512 |
| % Change | -10.7 | -14.5 | -15.3 | -65.7 | -16.0 | -6.6 | -90.0 | -3.9 | -10.5 |
| 2005 | 18,127 | 3,383 | 5,059 | 35 | 1,992 | 14,800 | 170 | 1,692 | 45,258 |
| % Change | -15.3 | -7.5 | -0.2 | -12.5 | 23.9 | 13.5 | 120.8 | 27.9 | -2.1 |
| 2004 | 21,413 | 3,656 | 5,068 | 40 | 1,608 | 13,041 | 77 | 1,323 | 46,226 |
| % Change | -5.4 | -27.1 | -3.6 | ** | 14.0 | -3.3 | -50.6 | -29.1 | -7.7 |
| 2003 | 22,627 | 5,014 | 5,259 | 1 | 1,411 | 13,482 | 156 | 1,865 | 50,062 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
## December 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | % Change |
| **Toronto City** | 114 | 97 | 14 | 30 | 39 | 13 | 2,409 | 1,648 | 2,576 | 1,788 | 44.1 |
| Toronto | 17 | 19 | 2 | 2 | 20 | 0 | 962 | 297 | 1,001 | 318 | ** |
| East York | 15 | 8 | 0 | 2 | 0 | 0 | 0 | 0 | 15 | 10 | 50.0 |
| Etobicoke | 13 | 8 | 0 | 10 | 8 | 6 | 1,427 | 0 | 1,448 | 24 | ** |
| North York | 46 | 27 | 0 | 0 | 0 | 7 | 0 | 1,351 | 46 | 1,385 | -96.7 |
| Scarborough | 22 | 33 | 12 | 16 | 11 | 0 | 20 | 0 | 65 | 49 | 32.7 |
| York | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| **York Region** | 279 | 320 | 96 | 66 | 192 | 111 | 429 | 0 | 996 | 497 | 100.4 |
| Aurora | 3 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 8 | -62.5 |
| East Gwillimbury | 5 | 11 | 0 | 2 | 0 | 0 | 0 | 0 | 5 | 13 | -61.5 |
| Georgina Township | 23 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 9 | 155.6 |
| King Township | 51 | 17 | 0 | 0 | 18 | 0 | 0 | 0 | 69 | 17 | ** |
| Markham | 81 | 59 | 46 | 58 | 124 | 21 | 4 | 0 | 255 | 138 | 84.8 |
| Newmarket | 5 | 10 | 50 | 0 | 0 | 0 | 0 | 0 | 55 | 10 | ** |
| Richmond Hill | 36 | 66 | 0 | 0 | 50 | 16 | 125 | 0 | 211 | 82 | 157.3 |
| Vaughan | 46 | 120 | 0 | 6 | 0 | 66 | 300 | 0 | 346 | 192 | 80.2 |
| Whitchurch-Stouffville | 29 | 20 | 0 | 0 | 0 | 8 | 0 | 0 | 29 | 28 | 3.6 |
| **Peel Region** | 360 | 257 | 20 | 94 | 50 | 68 | 0 | 200 | 430 | 619 | -30.5 |
| Brampton | 278 | 174 | 6 | 50 | 50 | 68 | 0 | 200 | 334 | 492 | -32.1 |
| Caledon | 13 | 64 | 12 | 22 | 0 | 0 | 0 | 0 | 25 | 86 | -70.9 |
| Mississauga | 69 | 19 | 2 | 22 | 0 | 0 | 0 | 0 | 71 | 41 | 73.2 |
| **Halton Region** | 151 | 231 | 22 | 10 | 20 | 68 | 0 | 0 | 193 | 309 | -37.5 |
| Burlington | 14 | 29 | 0 | 0 | 20 | 31 | 0 | 0 | 34 | 60 | -43.3 |
| Halton Hills | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0.0 |
| Milton | 126 | 153 | 22 | 10 | 0 | 37 | 0 | 0 | 148 | 200 | -26.0 |
| Oakville | 6 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 44 | -86.4 |
| **Durham Region** | 139 | 116 | 8 | 6 | 42 | 6 | 0 | 30 | 189 | 158 | 19.6 |
| Ajax | 34 | 21 | 0 | 6 | 14 | 6 | 0 | 0 | 48 | 33 | 45.5 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Clarington | 9 | 22 | 6 | 0 | 15 | 0 | 0 | 0 | 30 | 22 | 36.4 |
| Oshawa | 73 | 19 | 2 | 0 | 6 | 0 | 0 | 0 | 81 | 19 | ** |
| Pickering | 5 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 3 | 66.7 |
| Scugog | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Uxbridge | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 5 | -40.0 |
| Whitby | 14 | 46 | 0 | 0 | 7 | 0 | 0 | 30 | 21 | 76 | -72.4 |
| **Remainder of Toronto CMA** | 44 | 169 | 6 | 2 | 0 | 0 | 0 | 0 | 50 | 171 | -70.8 |
| Bradford West Gwillimbury | 10 | 123 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 123 | -91.9 |
| Town of Mono | 10 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 3 | ** |
| New Tecumseth | 16 | 37 | 6 | 2 | 0 | 0 | 0 | 0 | 22 | 39 | -43.6 |
| Orangeville | 8 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 6 | 33.3 |
| **Toronto CMA** | 976 | 1,074 | 158 | 208 | 295 | 235 | 2,838 | 1,848 | 4,267 | 3,365 | 26.8 |
| **Oshawa CMA** | 96 | 87 | 8 | 0 | 28 | 0 | 0 | 30 | 132 | 117 | 12.8 |
| **Greater Toronto Area (GTA)** | 1,043 | 1,021 | 160 | 206 | 343 | 266 | 2,838 | 1,878 | 4,384 | 3,371 | 30.1 |

Source: CMHC (Starts and Completions Survey)

## Table 2.1: Starts by Submarket and by Dwelling Type
## January - December 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| **Toronto City** | 1,073 | 1,030 | 174 | 208 | 645 | 491 | 23,524 | 17,243 | 25,416 | 18,972 | 34.0 |
| Toronto | 171 | 156 | 20 | 22 | 122 | 8 | 14,215 | 10,823 | 14,528 | 11,009 | 32.0 |
| East York | 92 | 57 | 6 | 2 | 0 | 0 | 105 | 384 | 203 | 443 | -54.2 |
| Etobicoke | 174 | 146 | 76 | 14 | 76 | 6 | 3,757 | 1,067 | 4,083 | 1,233 | ** |
| North York | 444 | 395 | 10 | 116 | 261 | 205 | 4,692 | 3,640 | 5,407 | 4,356 | 24.1 |
| Scarborough | 159 | 252 | 50 | 46 | 183 | 272 | 169 | 606 | 561 | 1,176 | -52.3 |
| York | 33 | 23 | 12 | 8 | 3 | 0 | 586 | 6 | 634 | 37 | ** |
| **York Region** | 3,365 | 4,484 | 660 | 682 | 2,238 | 1,591 | 4,307 | 2,516 | 10,570 | 9,273 | 14.0 |
| Aurora | 75 | 53 | 20 | 0 | 41 | 0 | 244 | 0 | 380 | 53 | ** |
| East Gwillimbury | 89 | 119 | 32 | 44 | 0 | 38 | 0 | 0 | 121 | 201 | -39.8 |
| Georgina Township | 132 | 160 | 0 | 0 | 23 | 13 | 97 | 0 | 252 | 173 | 45.7 |
| King Township | 375 | 89 | 4 | 2 | 101 | 36 | 127 | 137 | 607 | 264 | 129.9 |
| Markham | 856 | 1,383 | 456 | 338 | 1,289 | 536 | 2,153 | 1,602 | 4,754 | 3,859 | 23.2 |
| Newmarket | 375 | 163 | 70 | 6 | 60 | 0 | 0 | 4 | 505 | 173 | 191.9 |
| Richmond Hill | 356 | 658 | 12 | 8 | 310 | 366 | 889 | 148 | 1,567 | 1,180 | 32.8 |
| Vaughan | 638 | 1,222 | 46 | 192 | 286 | 482 | 797 | 521 | 1,767 | 2,417 | -26.9 |
| Whitchurch-Stouffville | 469 | 637 | 20 | 92 | 128 | 120 | 0 | 104 | 617 | 953 | -35.3 |
| **Peel Region** | 3,762 | 2,581 | 1,081 | 850 | 848 | 1,041 | 1,112 | 1,951 | 6,803 | 6,423 | 5.9 |
| Brampton | 3,209 | 2,052 | 976 | 658 | 713 | 496 | 224 | 249 | 5,122 | 3,455 | 48.2 |
| Caledon | 312 | 386 | 53 | 80 | 126 | 96 | 0 | 0 | 491 | 562 | -12.6 |
| Mississauga | 241 | 143 | 52 | 112 | 9 | 449 | 888 | 1,702 | 1,190 | 2,406 | -50.5 |
| **Halton Region** | 1,298 | 1,943 | 212 | 120 | 1,581 | 849 | 1,012 | 462 | 4,103 | 3,374 | 21.6 |
| Burlington | 144 | 354 | 2 | 4 | 165 | 78 | 338 | 150 | 649 | 586 | 10.8 |
| Halton Hills | 148 | 76 | 0 | 6 | 25 | 22 | 0 | 0 | 173 | 104 | 66.3 |
| Milton | 756 | 1,041 | 190 | 78 | 1,045 | 436 | 152 | 312 | 2,143 | 1,867 | 14.8 |
| Oakville | 250 | 472 | 20 | 32 | 346 | 313 | 522 | 0 | 1,138 | 817 | 39.3 |
| **Durham Region** | 1,821 | 2,115 | 92 | 134 | 556 | 692 | 302 | 309 | 2,771 | 3,250 | -14.7 |
| Ajax | 344 | 366 | 42 | 94 | 214 | 255 | 0 | 0 | 600 | 715 | -16.1 |
| Brock | 8 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 16 | -50.0 |
| Clarington | 540 | 524 | 20 | 0 | 93 | 125 | 82 | 0 | 735 | 649 | 13.3 |
| Oshawa | 333 | 340 | 28 | 40 | 63 | 77 | 9 | 44 | 433 | 501 | -13.6 |
| Pickering | 252 | 280 | 0 | 0 | 46 | 76 | 0 | 235 | 298 | 591 | -49.6 |
| Scugog | 18 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 16 | 12.5 |
| Uxbridge | 44 | 53 | 0 | 0 | 0 | 0 | 0 | 0 | 44 | 53 | -17.0 |
| Whitby | 282 | 520 | 2 | 0 | 140 | 159 | 211 | 30 | 635 | 709 | -10.4 |
| **Remainder of Toronto CMA** | 705 | 864 | 86 | 60 | 129 | 6 | 0 | 0 | 920 | 930 | -1.1 |
| Bradford West Gwillimbury | 326 | 529 | 60 | 38 | 34 | 0 | 0 | 0 | 420 | 567 | -25.9 |
| Town of Mono | 53 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 53 | 38 | 39.5 |
| New Tecumseth | 253 | 253 | 26 | 20 | 25 | 6 | 0 | 0 | 304 | 279 | 9.0 |
| Orangeville | 73 | 44 | 0 | 2 | 70 | 0 | 0 | 0 | 143 | 46 | ** |
| **Toronto CMA** | 10,699 | 11,247 | 2,253 | 2,010 | 5,536 | 4,231 | 29,617 | 22,257 | 48,105 | 39,745 | 21.0 |
| **Oshawa CMA** | 1,155 | 1,384 | 50 | 40 | 296 | 361 | 302 | 74 | 1,803 | 1,859 | -3.0 |
| **Greater Toronto Area (GTA)** | 11,319 | 12,153 | 2,219 | 1,994 | 5,868 | 4,664 | 30,257 | 22,481 | 49,663 | 41,292 | 20.3 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market December 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 |
| **Toronto City** | 39 | 13 | 0 | 0 | 2,409 | 1,648 | 0 | 0 |
| Toronto | 20 | 0 | 0 | 0 | 962 | 297 | 0 | 0 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 8 | 6 | 0 | 0 | 1,427 | 0 | 0 | 0 |
| North York | 0 | 7 | 0 | 0 | 0 | 1,351 | 0 | 0 |
| Scarborough | 11 | 0 | 0 | 0 | 20 | 0 | 0 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **York Region** | 192 | 111 | 0 | 0 | 425 | 0 | 4 | 0 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 124 | 21 | 0 | 0 | 0 | 0 | 4 | 0 |
| Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 50 | 16 | 0 | 0 | 125 | 0 | 0 | 0 |
| Vaughan | 0 | 66 | 0 | 0 | 300 | 0 | 0 | 0 |
| Whitchurch-Stouffville | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Peel Region** | 50 | 68 | 0 | 0 | 0 | 0 | 0 | 200 |
| Brampton | 50 | 68 | 0 | 0 | 0 | 0 | 0 | 200 |
| Caledon | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Halton Region** | 20 | 68 | 0 | 0 | 0 | 0 | 0 | 0 |
| Burlington | 20 | 31 | 0 | 0 | 0 | 0 | 0 | 0 |
| Halton Hills | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oakville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Durham Region** | 42 | 6 | 0 | 0 | 0 | 30 | 0 | 0 |
| Ajax | 14 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oshawa | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pickering | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 7 | 0 | 0 | 0 | 0 | 30 | 0 | 0 |
| **Remainder of Toronto CMA** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Toronto CMA** | 295 | 235 | 0 | 0 | 2,834 | 1,648 | 4 | 200 |
| **Oshawa CMA** | 28 | 0 | 0 | 0 | 0 | 30 | 0 | 0 |
| **Greater Toronto Area (GTA)** | 343 | 266 | 0 | 0 | 2,834 | 1,678 | 4 | 200 |

Source: CMHC (Starts and Completions Survey)

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - December 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| **Toronto City** | 631 | 491 | 14 | 0 | 22,107 | 15,619 | 1,417 | 1,624 |
| Toronto | 122 | 8 | 0 | 0 | 13,475 | 10,022 | 740 | 801 |
| East York | 0 | 0 | 0 | 0 | 105 | 384 | 0 | 0 |
| Etobicoke | 76 | 6 | 0 | 0 | 3,757 | 831 | 0 | 236 |
| North York | 247 | 205 | 14 | 0 | 4,601 | 3,269 | 91 | 371 |
| Scarborough | 183 | 272 | 0 | 0 | 169 | 396 | 0 | 210 |
| York | 3 | 0 | 0 | 0 | 0 | 0 | 586 | 6 |
| **York Region** | 2,226 | 1,579 | 12 | 12 | 4,051 | 2,418 | 256 | 98 |
| Aurora | 41 | 0 | 0 | 0 | 244 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 23 | 13 | 0 | 0 | 0 | 0 | 97 | 0 |
| King Township | 101 | 36 | 0 | 0 | 127 | 137 | 0 | 0 |
| Markham | 1,289 | 536 | 0 | 0 | 2,134 | 1,592 | 19 | 10 |
| Newmarket | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Richmond Hill | 310 | 366 | 0 | 0 | 749 | 148 | 140 | 0 |
| Vaughan | 282 | 482 | 4 | 0 | 797 | 437 | 0 | 84 |
| Whitchurch-Stouffville | 120 | 108 | 8 | 12 | 0 | 104 | 0 | 0 |
| **Peel Region** | 848 | 1,041 | 0 | 0 | 862 | 1,751 | 250 | 200 |
| Brampton | 713 | 496 | 0 | 0 | 224 | 49 | 0 | 200 |
| Caledon | 126 | 96 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 9 | 449 | 0 | 0 | 638 | 1,702 | 250 | 0 |
| **Halton Region** | 1,581 | 849 | 0 | 0 | 1,012 | 462 | 0 | 0 |
| Burlington | 165 | 78 | 0 | 0 | 338 | 150 | 0 | 0 |
| Halton Hills | 25 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 1,045 | 436 | 0 | 0 | 152 | 312 | 0 | 0 |
| Oakville | 346 | 313 | 0 | 0 | 522 | 0 | 0 | 0 |
| **Durham Region** | 556 | 682 | 0 | 10 | 154 | 265 | 148 | 44 |
| Ajax | 214 | 255 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 93 | 125 | 0 | 0 | 82 | 0 | 0 | 0 |
| Oshawa | 63 | 67 | 0 | 10 | 0 | 0 | 9 | 44 |
| Pickering | 46 | 76 | 0 | 0 | 0 | 235 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 140 | 159 | 0 | 0 | 72 | 30 | 139 | 0 |
| **Remainder of Toronto CMA** | 129 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 25 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Toronto CMA** | 5,510 | 4,219 | 26 | 12 | 27,694 | 20,335 | 1,923 | 1,922 |
| **Oshawa CMA** | 296 | 351 | 0 | 10 | 154 | 30 | 148 | 44 |
| **Greater Toronto Area (GTA)** | 5,842 | 4,642 | 26 | 22 | 28,186 | 20,515 | 2,071 | 1,966 |

Source: CMHC (Starts and Completions Survey)

## Table 2.4: Starts by Submarket and by Intended Market
## December 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 |
| **Toronto City** | 159 | 134 | 2,417 | 1,654 | 0 | 0 | 2,576 | 1,788 |
| Toronto | 39 | 21 | 962 | 297 | 0 | 0 | 1,001 | 318 |
| East York | 15 | 10 | 0 | 0 | 0 | 0 | 15 | 10 |
| Etobicoke | 13 | 18 | 1,435 | 6 | 0 | 0 | 1,448 | 24 |
| North York | 46 | 34 | 0 | 1,351 | 0 | 0 | 46 | 1,385 |
| Scarborough | 45 | 49 | 20 | 0 | 0 | 0 | 65 | 49 |
| York | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| **York Region** | 567 | 443 | 425 | 54 | 4 | 0 | 996 | 497 |
| Aurora | 3 | 8 | 0 | 0 | 0 | 0 | 3 | 8 |
| East Gwillimbury | 5 | 13 | 0 | 0 | 0 | 0 | 5 | 13 |
| Georgina Township | 23 | 9 | 0 | 0 | 0 | 0 | 23 | 9 |
| King Township | 69 | 17 | 0 | 0 | 0 | 0 | 69 | 17 |
| Markham | 251 | 138 | 0 | 0 | 4 | 0 | 255 | 138 |
| Newmarket | 55 | 10 | 0 | 0 | 0 | 0 | 55 | 10 |
| Richmond Hill | 86 | 82 | 125 | 0 | 0 | 0 | 211 | 82 |
| Vaughan | 46 | 138 | 300 | 54 | 0 | 0 | 346 | 192 |
| Whitchurch-Stouffville | 29 | 28 | 0 | 0 | 0 | 0 | 29 | 28 |
| **Peel Region** | 430 | 419 | 0 | 0 | 0 | 200 | 430 | 619 |
| Brampton | 334 | 292 | 0 | 0 | 0 | 200 | 334 | 492 |
| Caledon | 25 | 86 | 0 | 0 | 0 | 0 | 25 | 86 |
| Mississauga | 71 | 41 | 0 | 0 | 0 | 0 | 71 | 41 |
| **Halton Region** | 173 | 309 | 20 | 0 | 0 | 0 | 193 | 309 |
| Burlington | 14 | 60 | 20 | 0 | 0 | 0 | 34 | 60 |
| Halton Hills | 5 | 5 | 0 | 0 | 0 | 0 | 5 | 5 |
| Milton | 148 | 200 | 0 | 0 | 0 | 0 | 148 | 200 |
| Oakville | 6 | 44 | 0 | 0 | 0 | 0 | 6 | 44 |
| **Durham Region** | 157 | 128 | 30 | 30 | 2 | 0 | 189 | 158 |
| Ajax | 34 | 33 | 14 | 0 | 0 | 0 | 48 | 33 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 21 | 22 | 9 | 0 | 0 | 0 | 30 | 22 |
| Oshawa | 79 | 19 | 0 | 0 | 2 | 0 | 81 | 19 |
| Pickering | 5 | 3 | 0 | 0 | 0 | 0 | 5 | 3 |
| Scugog | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Uxbridge | 3 | 5 | 0 | 0 | 0 | 0 | 3 | 5 |
| Whitby | 14 | 46 | 7 | 30 | 0 | 0 | 21 | 76 |
| **Remainder of Toronto CMA** | 47 | 171 | 3 | 0 | 0 | 0 | 50 | 171 |
| Bradford West Gwillimbury | 10 | 123 | 0 | 0 | 0 | 0 | 10 | 123 |
| Town of Mono | 7 | 3 | 3 | 0 | 0 | 0 | 10 | 3 |
| New Tecumseth | 22 | 39 | 0 | 0 | 0 | 0 | 22 | 39 |
| Orangeville | 8 | 6 | 0 | 0 | 0 | 0 | 8 | 6 |
| **Toronto CMA** | 1,404 | 1,457 | 2,859 | 1,708 | 4 | 200 | 4,267 | 3,365 |
| **Oshawa CMA** | 114 | 87 | 16 | 30 | 2 | 0 | 132 | 117 |
| **Greater Toronto Area (GTA)** | 1,486 | 1,433 | 2,892 | 1,738 | 6 | 200 | 4,384 | 3,371 |

Source: CMHC (Starts and Completions Survey)

## Table 2.5: Starts by Submarket and by Intended Market
## January - December 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| **Toronto City** | 1,991 | 2,415 | 21,994 | 14,933 | 1,431 | 1,624 | 25,416 | 18,972 |
| Toronto | 313 | 899 | 13,475 | 9,309 | 740 | 801 | 14,528 | 11,009 |
| East York | 98 | 59 | 105 | 384 | 0 | 0 | 203 | 443 |
| Etobicoke | 250 | 160 | 3,833 | 837 | 0 | 236 | 4,083 | 1,233 |
| North York | 793 | 716 | 4,509 | 3,269 | 105 | 371 | 5,407 | 4,356 |
| Scarborough | 489 | 549 | 72 | 417 | 0 | 210 | 561 | 1,176 |
| York | 48 | 31 | 0 | 0 | 586 | 6 | 634 | 37 |
| **York Region** | 6,149 | 6,455 | 4,151 | 2,708 | 270 | 110 | 10,570 | 9,273 |
| Aurora | 133 | 50 | 247 | 3 | 0 | 0 | 380 | 53 |
| East Gwillimbury | 121 | 201 | 0 | 0 | 0 | 0 | 121 | 201 |
| Georgina Township | 155 | 173 | 0 | 0 | 97 | 0 | 252 | 173 |
| King Township | 480 | 127 | 127 | 137 | 0 | 0 | 607 | 264 |
| Markham | 2,577 | 2,211 | 2,158 | 1,638 | 19 | 10 | 4,754 | 3,859 |
| Newmarket | 505 | 169 | 0 | 0 | 0 | 4 | 505 | 173 |
| Richmond Hill | 656 | 878 | 771 | 302 | 140 | 0 | 1,567 | 1,180 |
| Vaughan | 915 | 1,809 | 848 | 524 | 4 | 84 | 1,767 | 2,417 |
| Whitchurch-Stouffville | 607 | 837 | 0 | 104 | 10 | 12 | 617 | 953 |
| **Peel Region** | 5,629 | 4,218 | 923 | 2,005 | 250 | 200 | 6,803 | 6,423 |
| Brampton | 4,845 | 3,187 | 276 | 68 | 0 | 200 | 5,122 | 3,455 |
| Caledon | 491 | 562 | 0 | 0 | 0 | 0 | 491 | 562 |
| Mississauga | 293 | 469 | 647 | 1,937 | 250 | 0 | 1,190 | 2,406 |
| **Halton Region** | 2,519 | 2,660 | 1,584 | 714 | 0 | 0 | 4,103 | 3,374 |
| Burlington | 255 | 401 | 394 | 185 | 0 | 0 | 649 | 586 |
| Halton Hills | 173 | 87 | 0 | 17 | 0 | 0 | 173 | 104 |
| Milton | 1,780 | 1,489 | 363 | 378 | 0 | 0 | 2,143 | 1,867 |
| Oakville | 311 | 683 | 827 | 134 | 0 | 0 | 1,138 | 817 |
| **Durham Region** | 2,161 | 2,949 | 460 | 247 | 150 | 54 | 2,771 | 3,250 |
| Ajax | 479 | 650 | 121 | 65 | 0 | 0 | 600 | 715 |
| Brock | 8 | 16 | 0 | 0 | 0 | 0 | 8 | 16 |
| Clarington | 614 | 600 | 121 | 49 | 0 | 0 | 735 | 649 |
| Oshawa | 375 | 380 | 47 | 67 | 11 | 54 | 433 | 501 |
| Pickering | 298 | 591 | 0 | 0 | 0 | 0 | 298 | 591 |
| Scugog | 18 | 16 | 0 | 0 | 0 | 0 | 18 | 16 |
| Uxbridge | 44 | 53 | 0 | 0 | 0 | 0 | 44 | 53 |
| Whitby | 325 | 643 | 171 | 66 | 139 | 0 | 635 | 709 |
| **Remainder of Toronto CMA** | 864 | 898 | 56 | 32 | 0 | 0 | 920 | 930 |
| Bradford West Gwillimbury | 420 | 567 | 0 | 0 | 0 | 0 | 420 | 567 |
| Town of Mono | 29 | 18 | 24 | 20 | 0 | 0 | 53 | 38 |
| New Tecumseth | 272 | 267 | 32 | 12 | 0 | 0 | 304 | 279 |
| Orangeville | 143 | 46 | 0 | 0 | 0 | 0 | 143 | 46 |
| **Toronto CMA** | 17,718 | 17,539 | 28,435 | 20,272 | 1,951 | 1,934 | 48,105 | 39,745 |
| **Oshawa CMA** | 1,314 | 1,623 | 339 | 182 | 150 | 54 | 1,803 | 1,859 |
| **Greater Toronto Area (GTA)** | 18,449 | 18,697 | 29,112 | 20,607 | 2,101 | 1,988 | 49,663 | 41,292 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
## December 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | % Change |
| **Toronto City** | 73 | 101 | 16 | 6 | 0 | 5 | 836 | 710 | 925 | 822 | 12.5 |
| Toronto | 16 | 21 | 4 | 2 | 0 | 0 | 555 | 710 | 575 | 733 | -21.6 |
| East York | 16 | 13 | 6 | 0 | 0 | 0 | 0 | 0 | 22 | 13 | 69.2 |
| Etobicoke | 6 | 9 | 6 | 0 | 0 | 0 | 0 | 0 | 12 | 9 | 33.3 |
| North York | 25 | 37 | 0 | 0 | 0 | 0 | 237 | 0 | 262 | 37 | ** |
| Scarborough | 8 | 21 | 0 | 0 | 0 | 5 | 44 | 0 | 52 | 26 | 100.0 |
| York | 2 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| **York Region** | 269 | 347 | 70 | 34 | 238 | 69 | 2 | 1 | 579 | 451 | 28.4 |
| Aurora | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 2 | ** |
| East Gwillimbury | 19 | 27 | 12 | 0 | 0 | 0 | 0 | 0 | 31 | 27 | 14.8 |
| Georgina Township | 8 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 20 | -60.0 |
| King Township | 21 | 16 | 2 | 2 | 15 | 0 | 0 | 0 | 38 | 18 | 111.1 |
| Markham | 60 | 121 | 34 | 8 | 117 | 0 | 2 | 1 | 213 | 130 | 63.8 |
| Newmarket | 32 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 1 | ** |
| Richmond Hill | 27 | 43 | 2 | 6 | 24 | 25 | 0 | 0 | 53 | 74 | -28.4 |
| Vaughan | 64 | 85 | 20 | 14 | 82 | 44 | 0 | 0 | 166 | 143 | 16.1 |
| Whitchurch-Stouffville | 30 | 32 | 0 | 4 | 0 | 0 | 0 | 0 | 30 | 36 | -16.7 |
| **Peel Region** | 336 | 124 | 78 | 72 | 28 | 0 | 0 | 0 | 442 | 196 | 125.5 |
| Brampton | 303 | 113 | 78 | 50 | 0 | 0 | 0 | 0 | 381 | 163 | 133.7 |
| Caledon | 23 | 0 | 0 | 0 | 28 | 0 | 0 | 0 | 51 | 0 | n/a |
| Mississauga | 10 | 11 | 0 | 22 | 0 | 0 | 0 | 0 | 10 | 33 | -69.7 |
| **Halton Region** | 87 | 114 | 0 | 8 | 63 | 53 | 211 | 65 | 361 | 240 | 50.4 |
| Burlington | 12 | 42 | 0 | 0 | 26 | 4 | 0 | 65 | 38 | 111 | -65.8 |
| Halton Hills | 9 | 18 | 0 | 2 | 0 | 0 | 0 | 0 | 9 | 20 | -55.0 |
| Milton | 49 | 51 | 0 | 6 | 37 | 15 | 0 | 0 | 86 | 72 | 19.4 |
| Oakville | 17 | 3 | 0 | 0 | 0 | 34 | 211 | 0 | 228 | 37 | ** |
| **Durham Region** | 168 | 178 | 2 | 4 | 6 | 33 | 16 | 0 | 192 | 215 | -10.7 |
| Ajax | 13 | 16 | 0 | 4 | 3 | 20 | 0 | 0 | 16 | 40 | -60.0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Clarington | 55 | 54 | 2 | 0 | 0 | 6 | 0 | 0 | 57 | 60 | -5.0 |
| Oshawa | 35 | 25 | 0 | 0 | 0 | 0 | 16 | 0 | 51 | 25 | 104.0 |
| Pickering | 38 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 8 | ** |
| Scugog | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Uxbridge | 5 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 12 | -58.3 |
| Whitby | 22 | 62 | 0 | 0 | 3 | 7 | 0 | 0 | 25 | 69 | -63.8 |
| **Remainder of Toronto CMA** | 43 | 123 | 0 | 8 | 21 | 0 | 0 | 0 | 64 | 131 | -51.1 |
| Bradford West Gwillimbury | 20 | 77 | 0 | 8 | 0 | 0 | 0 | 0 | 20 | 85 | -76.5 |
| Town of Mono | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| New Tecumseth | 8 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 46 | -82.6 |
| Orangeville | 10 | 0 | 0 | 0 | 21 | 0 | 0 | 0 | 31 | 0 | n/a |
| **Toronto CMA** | 852 | 803 | 164 | 132 | 327 | 143 | 1,049 | 711 | 2,392 | 1,789 | 33.7 |
| **Oshawa CMA** | 112 | 141 | 2 | 0 | 3 | 13 | 16 | 0 | 133 | 154 | -13.6 |
| **Greater Toronto Area (GTA)** | 933 | 864 | 166 | 124 | 335 | 160 | 1,065 | 776 | 2,499 | 1,924 | 29.9 |

Source: CMHC (Starts and Completions Survey)

## Table 3.1: Completions by Submarket and by Dwelling Type
## January - December 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| **Toronto City** | 877 | 865 | 230 | 82 | 457 | 558 | 11,910 | 15,345 | 13,474 | 16,850 | -20.0 |
| Toronto | 116 | 131 | 14 | 24 | 28 | 51 | 6,157 | 7,607 | 6,315 | 7,813 | -19.2 |
| East York | 71 | 51 | 8 | 2 | 0 | 0 | 21 | 44 | 100 | 97 | 3.1 |
| Etobicoke | 124 | 128 | 10 | 16 | 11 | 0 | 3,264 | 1,016 | 3,409 | 1,160 | 193.9 |
| North York | 373 | 341 | 154 | 2 | 284 | 61 | 1,731 | 4,094 | 2,542 | 4,498 | -43.5 |
| Scarborough | 175 | 190 | 42 | 30 | 134 | 446 | 737 | 2,564 | 1,088 | 3,230 | -66.3 |
| York | 18 | 24 | 2 | 8 | 0 | 0 | 0 | 20 | 20 | 52 | -61.5 |
| **York Region** | 4,154 | 4,039 | 470 | 692 | 1,726 | 1,302 | 607 | 1,417 | 6,957 | 7,450 | -6.6 |
| Aurora | 76 | 105 | 0 | 8 | 0 | 0 | 0 | 153 | 76 | 266 | -71.4 |
| East Gwillimbury | 119 | 117 | 36 | 16 | 20 | 46 | 0 | 0 | 175 | 179 | -2.2 |
| Georgina Township | 133 | 127 | 0 | 0 | 13 | 17 | 0 | 0 | 146 | 144 | 1.4 |
| King Township | 147 | 156 | 4 | 2 | 82 | 36 | 0 | 0 | 233 | 194 | 20.1 |
| Markham | 1,199 | 763 | 312 | 282 | 857 | 374 | 18 | 883 | 2,386 | 2,302 | 3.6 |
| Newmarket | 344 | 184 | 4 | 6 | 26 | 0 | 4 | 0 | 378 | 190 | 98.9 |
| Richmond Hill | 657 | 786 | 20 | 22 | 311 | 266 | 20 | 25 | 1,008 | 1,099 | -8.3 |
| Vaughan | 1,095 | 1,279 | 70 | 256 | 333 | 401 | 565 | 356 | 2,063 | 2,292 | -10.0 |
| Whitchurch-Stouffville | 384 | 522 | 24 | 100 | 84 | 162 | 0 | 0 | 492 | 784 | -37.2 |
| **Peel Region** | 2,905 | 2,250 | 932 | 498 | 753 | 1,271 | 1,163 | 1,971 | 5,753 | 5,990 | -4.0 |
| Brampton | 2,379 | 1,875 | 674 | 370 | 344 | 809 | 200 | 424 | 3,597 | 3,478 | 3.4 |
| Caledon | 368 | 164 | 112 | 30 | 105 | 67 | 0 | 0 | 585 | 261 | 124.1 |
| Mississauga | 158 | 211 | 146 | 98 | 304 | 395 | 963 | 1,547 | 1,571 | 2,251 | -30.2 |
| **Halton Region** | 1,762 | 1,225 | 148 | 164 | 957 | 1,018 | 1,021 | 491 | 3,888 | 2,898 | 34.2 |
| Burlington | 298 | 287 | 0 | 60 | 154 | 140 | 150 | 382 | 602 | 869 | -30.7 |
| Halton Hills | 50 | 88 | 4 | 2 | 19 | 24 | 0 | 53 | 73 | 167 | -56.3 |
| Milton | 868 | 659 | 114 | 102 | 500 | 476 | 400 | 56 | 1,882 | 1,293 | 45.6 |
| Oakville | 546 | 191 | 30 | 0 | 284 | 378 | 471 | 0 | 1,331 | 569 | 133.9 |
| **Durham Region** | 2,138 | 1,788 | 112 | 114 | 750 | 613 | 281 | 60 | 3,281 | 2,575 | 27.4 |
| Ajax | 394 | 261 | 102 | 68 | 271 | 241 | 0 | 0 | 767 | 570 | 34.6 |
| Brock | 9 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 7 | 28.6 |
| Clarington | 576 | 502 | 8 | 0 | 122 | 93 | 0 | 14 | 706 | 609 | 15.9 |
| Oshawa | 302 | 436 | 0 | 38 | 69 | 63 | 46 | 46 | 417 | 583 | -28.5 |
| Pickering | 371 | 57 | 2 | 0 | 83 | 49 | 235 | 0 | 691 | 106 | ** |
| Scugog | 13 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 10 | 30.0 |
| Uxbridge | 42 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 44 | -4.5 |
| Whitby | 431 | 471 | 0 | 8 | 205 | 167 | 0 | 0 | 636 | 646 | -1.5 |
| **Remainder of Toronto CMA** | 829 | 652 | 48 | 70 | 60 | 26 | 0 | 44 | 937 | 792 | 18.3 |
| Bradford West Gwillimbury | 456 | 463 | 28 | 56 | 0 | 23 | 0 | 0 | 484 | 542 | -10.7 |
| Town of Mono | 47 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 47 | 34 | 38.2 |
| New Tecumseth | 258 | 134 | 14 | 12 | 6 | 0 | 0 | 0 | 278 | 146 | 90.4 |
| Orangeville | 68 | 21 | 6 | 2 | 54 | 3 | 0 | 44 | 128 | 70 | 82.9 |
| **Toronto CMA** | 11,036 | 9,106 | 1,932 | 1,514 | 4,153 | 4,325 | 14,786 | 18,886 | 31,907 | 33,831 | -5.7 |
| **Oshawa CMA** | 1,309 | 1,409 | 8 | 46 | 396 | 323 | 46 | 60 | 1,759 | 1,838 | -4.3 |
| **Greater Toronto Area (GTA)** | 11,836 | 10,167 | 1,892 | 1,550 | 4,643 | 4,762 | 14,982 | 19,284 | 33,353 | 35,763 | -6.7 |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
## December 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 |
| **Toronto City** | 0 | 5 | 0 | 0 | 599 | 710 | 237 | 0 |
| Toronto | 0 | 0 | 0 | 0 | 555 | 710 | 0 | 0 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North York | 0 | 0 | 0 | 0 | 0 | 0 | 237 | 0 |
| Scarborough | 0 | 5 | 0 | 0 | 44 | 0 | 0 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **York Region** | 238 | 69 | 0 | 0 | 0 | 0 | 2 | 1 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 117 | 0 | 0 | 0 | 0 | 0 | 2 | 1 |
| Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 24 | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vaughan | 82 | 44 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitchurch-Stouffville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Peel Region** | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brampton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Caledon | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Halton Region** | 63 | 53 | 0 | 0 | 211 | 65 | 0 | 0 |
| Burlington | 26 | 4 | 0 | 0 | 0 | 65 | 0 | 0 |
| Halton Hills | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 37 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oakville | 0 | 34 | 0 | 0 | 211 | 0 | 0 | 0 |
| **Durham Region** | 6 | 33 | 0 | 0 | 0 | 0 | 16 | 0 |
| Ajax | 3 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oshawa | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 |
| Pickering | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 3 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Remainder of Toronto CMA** | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Toronto CMA** | 327 | 143 | 0 | 0 | 810 | 710 | 239 | 1 |
| **Oshawa CMA** | 3 | 13 | 0 | 0 | 0 | 0 | 16 | 0 |
| **Greater Toronto Area (GTA)** | 335 | 160 | 0 | 0 | 810 | 775 | 255 | 1 |

Source: CMHC (Starts and Completions Survey)

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - December 2012

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| **Toronto City** | 457 | 558 | 0 | 0 | 9,931 | 14,512 | 1,979 | 804 |
| Toronto | 28 | 51 | 0 | 0 | 5,355 | 7,182 | 802 | 396 |
| East York | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 44 |
| Etobicoke | 11 | 0 | 0 | 0 | 2,539 | 1,004 | 725 | 12 |
| North York | 284 | 61 | 0 | 0 | 1,432 | 3,762 | 299 | 332 |
| Scarborough | 134 | 446 | 0 | 0 | 584 | 2,564 | 153 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **York Region** | 1,710 | 1,286 | 16 | 16 | 501 | 1,389 | 106 | 28 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 153 | 0 | 0 |
| East Gwillimbury | 20 | 46 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 13 | 17 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 82 | 36 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 857 | 374 | 0 | 0 | 0 | 880 | 18 | 3 |
| Newmarket | 26 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Richmond Hill | 311 | 266 | 0 | 0 | 20 | 0 | 0 | 25 |
| Vaughan | 333 | 401 | 0 | 0 | 481 | 356 | 84 | 0 |
| Whitchurch-Stouffville | 68 | 146 | 16 | 16 | 0 | 0 | 0 | 0 |
| **Peel Region** | 753 | 1,271 | 0 | 0 | 963 | 1,945 | 200 | 26 |
| Brampton | 344 | 809 | 0 | 0 | 0 | 398 | 200 | 26 |
| Caledon | 105 | 67 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 304 | 395 | 0 | 0 | 963 | 1,547 | 0 | 0 |
| **Halton Region** | 957 | 1,018 | 0 | 0 | 791 | 254 | 230 | 237 |
| Burlington | 154 | 140 | 0 | 0 | 0 | 198 | 150 | 184 |
| Halton Hills | 19 | 24 | 0 | 0 | 0 | 0 | 0 | 53 |
| Milton | 500 | 476 | 0 | 0 | 320 | 56 | 80 | 0 |
| Oakville | 284 | 378 | 0 | 0 | 471 | 0 | 0 | 0 |
| **Durham Region** | 704 | 613 | 46 | 0 | 235 | 6 | 46 | 54 |
| Ajax | 271 | 241 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 114 | 93 | 8 | 0 | 0 | 6 | 0 | 8 |
| Oshawa | 31 | 63 | 38 | 0 | 0 | 0 | 46 | 46 |
| Pickering | 83 | 49 | 0 | 0 | 235 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 205 | 167 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Remainder of Toronto CMA** | 60 | 26 | 0 | 0 | 0 | 44 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 54 | 3 | 0 | 0 | 0 | 44 | 0 | 0 |
| **Toronto CMA** | 4,137 | 4,309 | 16 | 16 | 12,421 | 17,946 | 2,365 | 911 |
| **Oshawa CMA** | 350 | 323 | 46 | 0 | 0 | 6 | 46 | 54 |
| **Greater Toronto Area (GTA)** | 4,581 | 4,746 | 62 | 16 | 12,421 | 18,106 | 2,561 | 1,149 |

Source: CMHC (Starts and Completions Survey)

## Table 3.4: Completions by Submarket and by Intended Market
## December 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 | Dec 2012 | Dec 2011 |
| **Toronto City** | 83 | 140 | 599 | 682 | 243 | 0 | 925 | 822 |
| Toronto | 20 | 51 | 555 | 682 | 0 | 0 | 575 | 733 |
| East York | 22 | 13 | 0 | 0 | 0 | 0 | 22 | 13 |
| Etobicoke | 6 | 9 | 0 | 0 | 6 | 0 | 12 | 9 |
| North York | 25 | 37 | 0 | 0 | 237 | 0 | 262 | 37 |
| Scarborough | 8 | 26 | 44 | 0 | 0 | 0 | 52 | 26 |
| York | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| **York Region** | 523 | 439 | 54 | 11 | 2 | 1 | 579 | 451 |
| Aurora | 8 | 2 | 0 | 0 | 0 | 0 | 8 | 2 |
| East Gwillimbury | 31 | 27 | 0 | 0 | 0 | 0 | 31 | 27 |
| Georgina Township | 8 | 20 | 0 | 0 | 0 | 0 | 8 | 20 |
| King Township | 38 | 18 | 0 | 0 | 0 | 0 | 38 | 18 |
| Markham | 211 | 129 | 0 | 0 | 2 | 1 | 213 | 130 |
| Newmarket | 32 | 1 | 0 | 0 | 0 | 0 | 32 | 1 |
| Richmond Hill | 53 | 74 | 0 | 0 | 0 | 0 | 53 | 74 |
| Vaughan | 112 | 132 | 54 | 11 | 0 | 0 | 166 | 143 |
| Whitchurch-Stouffville | 30 | 36 | 0 | 0 | 0 | 0 | 30 | 36 |
| **Peel Region** | 442 | 195 | 0 | 1 | 0 | 0 | 442 | 196 |
| Brampton | 381 | 163 | 0 | 0 | 0 | 0 | 381 | 163 |
| Caledon | 51 | 0 | 0 | 0 | 0 | 0 | 51 | 0 |
| Mississauga | 10 | 32 | 0 | 1 | 0 | 0 | 10 | 33 |
| **Halton Region** | 144 | 143 | 217 | 97 | 0 | 0 | 361 | 240 |
| Burlington | 32 | 42 | 6 | 69 | 0 | 0 | 38 | 111 |
| Halton Hills | 9 | 20 | 0 | 0 | 0 | 0 | 9 | 20 |
| Milton | 86 | 72 | 0 | 0 | 0 | 0 | 86 | 72 |
| Oakville | 17 | 9 | 211 | 28 | 0 | 0 | 228 | 37 |
| **Durham Region** | 170 | 201 | 6 | 14 | 16 | 0 | 192 | 215 |
| Ajax | 13 | 26 | 3 | 14 | 0 | 0 | 16 | 40 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 57 | 60 | 0 | 0 | 0 | 0 | 57 | 60 |
| Oshawa | 35 | 25 | 0 | 0 | 16 | 0 | 51 | 25 |
| Pickering | 38 | 8 | 0 | 0 | 0 | 0 | 38 | 8 |
| Scugog | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Uxbridge | 5 | 12 | 0 | 0 | 0 | 0 | 5 | 12 |
| Whitby | 22 | 69 | 3 | 0 | 0 | 0 | 25 | 69 |
| **Remainder of Toronto CMA** | 57 | 131 | 7 | 0 | 0 | 0 | 64 | 131 |
| Bradford West Gwillimbury | 20 | 85 | 0 | 0 | 0 | 0 | 20 | 85 |
| Town of Mono | 0 | 0 | 5 | 0 | 0 | 0 | 5 | 0 |
| New Tecumseth | 6 | 46 | 2 | 0 | 0 | 0 | 8 | 46 |
| Orangeville | 31 | 0 | 0 | 0 | 0 | 0 | 31 | 0 |
| **Toronto CMA** | 1,273 | 1,052 | 874 | 736 | 245 | 1 | 2,392 | 1,789 |
| **Oshawa CMA** | 114 | 154 | 3 | 0 | 16 | 0 | 133 | 154 |
| **Greater Toronto Area (GTA)** | 1,362 | 1,118 | 876 | 805 | 261 | 1 | 2,499 | 1,924 |

Source: CMHC (Starts and Completions Survey)

## Table 3.5: Completions by Submarket and by Intended Market
## January - December 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| **Toronto City** | 1,528 | 1,449 | 9,961 | 14,568 | 1,985 | 804 | 13,474 | 16,850 |
| Toronto | 179 | 234 | 5,334 | 7,154 | 802 | 396 | 6,315 | 7,813 |
| East York | 79 | 53 | 21 | 0 | 0 | 44 | 100 | 97 |
| Etobicoke | 133 | 184 | 2,545 | 964 | 731 | 12 | 3,409 | 1,160 |
| North York | 799 | 360 | 1,444 | 3,806 | 299 | 332 | 2,542 | 4,498 |
| Scarborough | 318 | 586 | 617 | 2,644 | 153 | 0 | 1,088 | 3,230 |
| York | 20 | 32 | 0 | 0 | 0 | 20 | 20 | 52 |
| **York Region** | 6,075 | 5,814 | 758 | 1,592 | 124 | 44 | 6,957 | 7,450 |
| Aurora | 72 | 113 | 4 | 153 | 0 | 0 | 76 | 266 |
| East Gwillimbury | 175 | 179 | 0 | 0 | 0 | 0 | 175 | 179 |
| Georgina Township | 146 | 144 | 0 | 0 | 0 | 0 | 146 | 144 |
| King Township | 233 | 194 | 0 | 0 | 0 | 0 | 233 | 194 |
| Markham | 2,316 | 1,392 | 52 | 907 | 18 | 3 | 2,386 | 2,302 |
| Newmarket | 374 | 190 | 0 | 0 | 4 | 0 | 378 | 190 |
| Richmond Hill | 868 | 966 | 140 | 108 | 0 | 25 | 1,008 | 1,099 |
| Vaughan | 1,417 | 1,868 | 562 | 424 | 84 | 0 | 2,063 | 2,292 |
| Whitchurch-Stouffville | 474 | 768 | 0 | 0 | 18 | 16 | 492 | 784 |
| **Peel Region** | 4,316 | 3,400 | 1,237 | 2,564 | 200 | 26 | 5,753 | 5,990 |
| Brampton | 3,397 | 2,690 | 0 | 762 | 200 | 26 | 3,597 | 3,478 |
| Caledon | 585 | 255 | 0 | 6 | 0 | 0 | 585 | 261 |
| Mississauga | 334 | 455 | 1,237 | 1,796 | 0 | 0 | 1,571 | 2,251 |
| **Halton Region** | 2,588 | 2,090 | 1,070 | 571 | 230 | 237 | 3,888 | 2,898 |
| Burlington | 392 | 449 | 60 | 236 | 150 | 184 | 602 | 869 |
| Halton Hills | 50 | 114 | 23 | 0 | 0 | 53 | 73 | 167 |
| Milton | 1,393 | 1,220 | 409 | 73 | 80 | 0 | 1,882 | 1,293 |
| Oakville | 753 | 307 | 578 | 262 | 0 | 0 | 1,331 | 569 |
| **Durham Region** | 2,733 | 2,344 | 452 | 177 | 96 | 54 | 3,281 | 2,575 |
| Ajax | 676 | 549 | 91 | 21 | 0 | 0 | 767 | 570 |
| Brock | 9 | 7 | 0 | 0 | 0 | 0 | 9 | 7 |
| Clarington | 665 | 541 | 33 | 60 | 8 | 8 | 706 | 609 |
| Oshawa | 298 | 474 | 31 | 63 | 88 | 46 | 417 | 583 |
| Pickering | 456 | 106 | 235 | 0 | 0 | 0 | 691 | 106 |
| Scugog | 13 | 10 | 0 | 0 | 0 | 0 | 13 | 10 |
| Uxbridge | 42 | 44 | 0 | 0 | 0 | 0 | 42 | 44 |
| Whitby | 574 | 613 | 62 | 33 | 0 | 0 | 636 | 646 |
| **Remainder of Toronto CMA** | 893 | 700 | 44 | 92 | 0 | 0 | 937 | 792 |
| Bradford West Gwillimbury | 484 | 542 | 0 | 0 | 0 | 0 | 484 | 542 |
| Town of Mono | 13 | 17 | 34 | 17 | 0 | 0 | 47 | 34 |
| New Tecumseth | 268 | 115 | 10 | 31 | 0 | 0 | 278 | 146 |
| Orangeville | 128 | 26 | 0 | 44 | 0 | 0 | 128 | 70 |
| **Toronto CMA** | 16,182 | 13,703 | 13,336 | 19,172 | 2,389 | 927 | 31,907 | 33,831 |
| **Oshawa CMA** | 1,537 | 1,628 | 126 | 156 | 96 | 54 | 1,759 | 1,838 |
| **Greater Toronto Area (GTA)** | 17,240 | 15,097 | 13,478 | 19,472 | 2,635 | 1,165 | 33,353 | 35,763 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## December 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Toronto City** | | | | | | | | | | | | | |
| December 2012 | 1 | 1.5 | 1 | 1.5 | 4 | 6.0 | 7 | 10.4 | 54 | 80.6 | 67 | 1,099,400 | 1,397,030 |
| December 2011 | 2 | 2.0 | 5 | 5.0 | 6 | 6.0 | 11 | 11.0 | 76 | 76.0 | 100 | 1,195,000 | 1,353,415 |
| Year-to-date 2012 | 9 | 1.1 | 95 | 11.1 | 57 | 6.7 | 80 | 9.4 | 613 | 71.8 | 854 | 995,000 | 1,202,158 |
| Year-to-date 2011 | 81 | 9.5 | 47 | 5.5 | 73 | 8.5 | 65 | 7.6 | 589 | 68.9 | 855 | 1,095,000 | 1,252,512 |
| **Toronto** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 13.3 | 13 | 86.7 | 15 | 2,150,000 | 2,140,927 |
| December 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 19.0 | 17 | 81.0 | 21 | 1,195,000 | 1,883,952 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 1 | 0.9 | 2 | 1.8 | 111 | 97.4 | 114 | 1,337,500 | 1,741,684 |
| Year-to-date 2011 | 2 | 1.6 | 3 | 2.3 | 3 | 2.3 | 10 | 7.8 | 111 | 86.0 | 129 | 1,295,000 | 1,749,851 |
| **East York** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 12 | 100.0 | 12 | 1,099,500 | 1,285,667 |
| December 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 14 | 100.0 | 14 | 1,295,000 | 1,327,643 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 20 | 29.4 | 48 | 70.6 | 68 | 995,000 | 1,294,225 |
| Year-to-date 2011 | 1 | 1.9 | 1 | 1.9 | 1 | 1.9 | 5 | 9.4 | 45 | 84.9 | 53 | 1,189,000 | 1,170,758 |
| **Etobicoke** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| December 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 10.0 | 9 | 90.0 | 10 | 1,250,100 | 1,266,073 |
| Year-to-date 2012 | 0 | 0.0 | 1 | 0.8 | 5 | 4.0 | 21 | 16.7 | 99 | 78.6 | 126 | 1,075,275 | 1,234,657 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 6 | 4.8 | 26 | 20.6 | 94 | 74.6 | 126 | 1,479,900 | 1,424,480 |
| **North York** | | | | | | | | | | | | | |
| December 2012 | 1 | 3.7 | 0 | 0.0 | 2 | 7.4 | 4 | 14.8 | 20 | 74.1 | 27 | 1,099,400 | 1,291,504 |
| December 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 36 | 100.0 | 36 | 1,409,459 | 1,488,898 |
| Year-to-date 2012 | 6 | 1.6 | 22 | 6.0 | 7 | 1.9 | 15 | 4.1 | 318 | 86.4 | 368 | 1,100,000 | 1,274,420 |
| Year-to-date 2011 | 3 | 0.9 | 2 | 0.6 | 5 | 1.5 | 7 | 2.1 | 320 | 95.0 | 337 | 1,300,000 | 1,435,144 |
| **Scarborough** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 1 | 14.3 | 2 | 28.6 | 1 | 14.3 | 3 | 42.9 | 7 | -- | -- |
| December 2011 | 2 | 10.5 | 5 | 26.3 | 6 | 31.6 | 6 | 31.6 | 0 | 0.0 | 19 | 594,900 | 575,286 |
| Year-to-date 2012 | 3 | 1.9 | 72 | 44.7 | 40 | 24.8 | 16 | 9.9 | 30 | 18.6 | 161 | 550,000 | 629,243 |
| Year-to-date 2011 | 75 | 40.3 | 41 | 22.0 | 44 | 23.7 | 12 | 6.5 | 14 | 7.5 | 186 | 516,990 | 539,902 |
| **York** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| December 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 4 | 23.5 | 6 | 35.3 | 7 | 41.2 | 17 | 789,590 | 836,601 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 14 | 58.3 | 5 | 20.8 | 5 | 20.8 | 24 | 635,450 | 815,298 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## December 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **York Region** | | | | | | | | | | | | | |
| December 2012 | 21 | 7.8 | 29 | 10.7 | 42 | 15.6 | 98 | 36.3 | 80 | 29.6 | 270 | 711,900 | 758,198 |
| December 2011 | 75 | 21.6 | 76 | 21.9 | 67 | 19.3 | 95 | 27.4 | 34 | 9.8 | 347 | 570,990 | 593,781 |
| Year-to-date 2012 | 479 | 11.6 | 837 | 20.2 | 816 | 19.7 | 1,211 | 29.2 | 804 | 19.4 | 4,147 | 644,900 | 686,438 |
| Year-to-date 2011 | 646 | 16.0 | 949 | 23.5 | 1,213 | 30.1 | 803 | 19.9 | 420 | 10.4 | 4,031 | 585,990 | 614,230 |
| **Aurora** | | | | | | | | | | | | | |
| December 2012 | 1 | 11.1 | 1 | 11.1 | 0 | 0.0 | 0 | 0.0 | 7 | 77.8 | 9 | -- | -- |
| December 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2012 | 2 | 2.6 | 3 | 3.8 | 1 | 1.3 | 8 | 10.3 | 64 | 82.1 | 78 | 879,990 | 1,078,979 |
| Year-to-date 2011 | 6 | 5.4 | 24 | 21.6 | 41 | 36.9 | 8 | 7.2 | 32 | 28.8 | 111 | 618,990 | 757,807 |
| **East Gwillimbury** | | | | | | | | | | | | | |
| December 2012 | 13 | 68.4 | 4 | 21.1 | 1 | 5.3 | 1 | 5.3 | 0 | 0.0 | 19 | 449,990 | 456,358 |
| December 2011 | 16 | 59.3 | 11 | 40.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 27 | 440,990 | 448,434 |
| Year-to-date 2012 | 94 | 79.0 | 22 | 18.5 | 1 | 0.8 | 2 | 1.7 | 0 | 0.0 | 119 | 442,990 | 442,880 |
| Year-to-date 2011 | 78 | 66.7 | 28 | 23.9 | 10 | 8.5 | 0 | 0.0 | 1 | 0.9 | 117 | 439,990 | 453,057 |
| **Georgina Township** | | | | | | | | | | | | | |
| December 2012 | 6 | 75.0 | 2 | 25.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| December 2011 | 20 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 20 | 313,490 | 327,190 |
| Year-to-date 2012 | 113 | 85.0 | 7 | 5.3 | 2 | 1.5 | 2 | 1.5 | 9 | 6.8 | 133 | 345,990 | 423,338 |
| Year-to-date 2011 | 105 | 82.7 | 1 | 0.8 | 5 | 3.9 | 7 | 5.5 | 9 | 7.1 | 127 | 329,990 | 403,533 |
| **King Township** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 10 | 47.6 | 11 | 52.4 | 21 | 807,990 | 880,610 |
| December 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 50.0 | 7 | 50.0 | 14 | 793,990 | 829,769 |
| Year-to-date 2012 | 0 | 0.0 | 1 | 0.7 | 0 | 0.0 | 73 | 50.3 | 71 | 49.0 | 145 | 788,990 | 868,426 |
| Year-to-date 2011 | 16 | 10.8 | 31 | 20.9 | 6 | 4.1 | 54 | 36.5 | 41 | 27.7 | 148 | 731,490 | 691,867 |
| **Markham** | | | | | | | | | | | | | |
| December 2012 | 1 | 1.7 | 4 | 6.7 | 5 | 8.3 | 16 | 26.7 | 34 | 56.7 | 60 | 857,990 | 818,838 |
| December 2011 | 32 | 26.4 | 49 | 40.5 | 24 | 19.8 | 16 | 13.2 | 0 | 0.0 | 121 | 486,990 | 515,371 |
| Year-to-date 2012 | 168 | 14.1 | 404 | 33.8 | 296 | 24.8 | 146 | 12.2 | 180 | 15.1 | 1,194 | 561,990 | 608,807 |
| Year-to-date 2011 | 138 | 18.1 | 245 | 32.1 | 242 | 31.7 | 101 | 13.2 | 37 | 4.8 | 763 | 548,900 | 564,458 |
| **Newmarket** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 9 | 28.1 | 7 | 21.9 | 16 | 50.0 | 0 | 0.0 | 32 | 651,445 | 618,053 |
| December 2011 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2012 | 38 | 11.0 | 162 | 47.1 | 93 | 27.0 | 51 | 14.8 | 0 | 0.0 | 344 | 546,900 | 552,108 |
| Year-to-date 2011 | 95 | 51.6 | 53 | 28.8 | 34 | 18.5 | 2 | 1.1 | 0 | 0.0 | 184 | 445,990 | 480,031 |
| **Richmond Hill** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 6 | 22.2 | 1 | 3.7 | 7 | 25.9 | 13 | 48.1 | 27 | 782,000 | 949,514 |
| December 2011 | 0 | 0.0 | 0 | 0.0 | 12 | 27.9 | 28 | 65.1 | 3 | 7.0 | 43 | 677,900 | 700,592 |
| Year-to-date 2012 | 2 | 0.3 | 68 | 10.4 | 201 | 30.8 | 258 | 39.5 | 124 | 19.0 | 653 | 664,990 | 754,759 |
| Year-to-date 2011 | 35 | 4.5 | 80 | 10.3 | 287 | 37.1 | 285 | 36.9 | 86 | 11.1 | 773 | 649,900 | 681,767 |
| **Vaughan** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 0 | 0.0 | 15 | 23.4 | 34 | 53.1 | 15 | 23.4 | 64 | 749,945 | 818,646 |
| December 2011 | 0 | 0.0 | 7 | 8.0 | 15 | 17.2 | 43 | 49.4 | 22 | 25.3 | 87 | 729,900 | 737,013 |
| Year-to-date 2012 | 6 | 0.5 | 16 | 1.5 | 134 | 12.2 | 621 | 56.5 | 323 | 29.4 | 1,100 | 749,990 | 808,960 |
| Year-to-date 2011 | 35 | 2.7 | 246 | 19.2 | 462 | 36.0 | 333 | 25.9 | 208 | 16.2 | 1,284 | 625,445 | 679,904 |
| **Whitchurch-Stouffville** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 3 | 10.0 | 13 | 43.3 | 14 | 46.7 | 0 | 0.0 | 30 | 649,990 | 644,623 |
| December 2011 | 6 | 18.8 | 9 | 28.1 | 16 | 50.0 | 1 | 3.1 | 0 | 0.0 | 32 | 554,945 | 527,848 |
| Year-to-date 2012 | 56 | 14.7 | 154 | 40.4 | 88 | 23.1 | 50 | 13.1 | 33 | 8.7 | 381 | 528,990 | 598,460 |
| Year-to-date 2011 | 138 | 26.3 | 241 | 46.0 | 126 | 24.0 | 13 | 2.5 | 6 | 1.1 | 524 | 504,900 | 507,983 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## December 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Peel Region** | | | | | | | | | | | | | |
| December 2012 | 32 | 9.5 | 112 | 33.3 | 96 | 28.6 | 81 | 24.1 | 15 | 4.5 | 336 | 571,900 | 590,385 |
| December 2011 | 26 | 19.3 | 43 | 31.9 | 28 | 20.7 | 26 | 19.3 | 12 | 8.9 | 135 | 543,900 | 610,206 |
| Year-to-date 2012 | 438 | 15.1 | 868 | 29.9 | 817 | 28.2 | 607 | 20.9 | 171 | 5.9 | 2,901 | 563,900 | 586,200 |
| Year-to-date 2011 | 635 | 27.4 | 632 | 27.3 | 533 | 23.0 | 360 | 15.5 | 159 | 6.9 | 2,319 | 535,900 | 563,772 |
| **Brampton** | | | | | | | | | | | | | |
| December 2012 | 31 | 10.2 | 103 | 34.0 | 87 | 28.7 | 77 | 25.4 | 5 | 1.7 | 303 | 568,900 | 577,159 |
| December 2011 | 26 | 21.0 | 43 | 34.7 | 28 | 22.6 | 26 | 21.0 | 1 | 0.8 | 124 | 525,900 | 573,289 |
| Year-to-date 2012 | 408 | 17.2 | 772 | 32.5 | 617 | 26.0 | 508 | 21.4 | 70 | 2.9 | 2,375 | 551,900 | 562,491 |
| Year-to-date 2011 | 623 | 32.0 | 546 | 28.1 | 454 | 23.3 | 308 | 15.8 | 15 | 0.8 | 1,946 | 519,400 | 524,958 |
| **Caledon** | | | | | | | | | | | | | |
| December 2012 | 1 | 4.3 | 9 | 39.1 | 9 | 39.1 | 4 | 17.4 | 0 | 0.0 | 23 | 599,990 | 577,829 |
| December 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 30 | 8.2 | 92 | 25.0 | 159 | 43.2 | 77 | 20.9 | 10 | 2.7 | 368 | 594,990 | 601,873 |
| Year-to-date 2011 | 11 | 6.8 | 76 | 46.9 | 43 | 26.5 | 12 | 7.4 | 20 | 12.3 | 162 | 535,945 | 598,334 |
| **Mississauga** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 10 | 100.0 | 10 | 1,050,000 | 1,020,000 |
| December 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 11 | 100.0 | 11 | 950,000 | 1,026,364 |
| Year-to-date 2012 | 0 | 0.0 | 4 | 2.5 | 41 | 25.9 | 22 | 13.9 | 91 | 57.6 | 158 | 850,000 | 906,094 |
| Year-to-date 2011 | 1 | 0.5 | 10 | 4.7 | 36 | 17.1 | 40 | 19.0 | 124 | 58.8 | 211 | 850,000 | 895,205 |
| **Halton Region** | | | | | | | | | | | | | |
| December 2012 | 31 | 32.3 | 19 | 19.8 | 1 | 1.0 | 7 | 7.3 | 38 | 39.6 | 96 | 525,400 | 886,094 |
| December 2011 | 27 | 23.9 | 28 | 24.8 | 22 | 19.5 | 21 | 18.6 | 15 | 13.3 | 113 | 550,000 | 709,760 |
| Year-to-date 2012 | 385 | 22.1 | 550 | 31.6 | 337 | 19.4 | 130 | 7.5 | 338 | 19.4 | 1,740 | 540,000 | 715,248 |
| Year-to-date 2011 | 431 | 34.8 | 386 | 31.2 | 127 | 10.3 | 80 | 6.5 | 215 | 17.4 | 1,239 | 489,990 | 760,634 |
| **Burlington** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 1 | 11.1 | 1 | 11.1 | 0 | 0.0 | 7 | 77.8 | 9 | -- | -- |
| December 2011 | 10 | 24.4 | 17 | 41.5 | 10 | 24.4 | 1 | 2.4 | 3 | 7.3 | 41 | 503,990 | 824,944 |
| Year-to-date 2012 | 17 | 5.9 | 143 | 49.8 | 82 | 28.6 | 3 | 1.0 | 42 | 14.6 | 287 | 525,000 | 707,597 |
| Year-to-date 2011 | 69 | 24.1 | 143 | 50.0 | 36 | 12.6 | 4 | 1.4 | 34 | 11.9 | 286 | 499,990 | 764,964 |
| **Halton Hills** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 22.2 | 7 | 77.8 | 9 | -- | -- |
| December 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 15 | 83.3 | 3 | 16.7 | 18 | 760,400 | 759,011 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 2 | 4.0 | 9 | 18.0 | 39 | 78.0 | 50 | 937,000 | 975,892 |
| Year-to-date 2011 | 3 | 3.4 | 8 | 9.1 | 4 | 4.5 | 27 | 30.7 | 46 | 52.3 | 88 | 813,400 | 988,947 |
| **Milton** | | | | | | | | | | | | | |
| December 2012 | 31 | 63.3 | 18 | 36.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 49 | 420,900 | 443,206 |
| December 2011 | 17 | 33.3 | 10 | 19.6 | 11 | 21.6 | 5 | 9.8 | 8 | 15.7 | 51 | 530,900 | 583,588 |
| Year-to-date 2012 | 363 | 41.8 | 312 | 35.9 | 185 | 21.3 | 4 | 0.5 | 4 | 0.5 | 868 | 469,900 | 487,081 |
| Year-to-date 2011 | 356 | 54.0 | 223 | 33.8 | 59 | 9.0 | 10 | 1.5 | 11 | 1.7 | 659 | 440,900 | 469,555 |
| **Oakville** | | | | | | | | | | | | | |
| December 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 17.2 | 24 | 82.8 | 29 | 890,000 | 1,372,000 |
| December 2011 | 0 | 0.0 | 1 | 33.3 | 1 | 33.3 | 0 | 0.0 | 1 | 33.3 | 3 | -- | -- |
| Year-to-date 2012 | 5 | 0.9 | 95 | 17.8 | 68 | 12.7 | 114 | 21.3 | 253 | 47.3 | 535 | 785,000 | 1,065,177 |
| Year-to-date 2011 | 3 | 1.5 | 12 | 5.8 | 28 | 13.6 | 39 | 18.9 | 124 | 60.2 | 206 | 1,050,990 | 1,588,261 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## December 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Durham Region** | | | | | | | | | | | | | |
| December 2012 | 113 | 66.9 | 25 | 14.8 | 7 | 4.1 | 16 | 9.5 | 8 | 4.7 | 169 | 408,990 | 455,851 |
| December 2011 | 116 | 65.2 | 37 | 20.8 | 13 | 7.3 | 8 | 4.5 | 4 | 2.2 | 178 | 394,240 | 428,252 |
| Year-to-date 2012 | 1,159 | 54.7 | 462 | 21.8 | 276 | 13.0 | 154 | 7.3 | 66 | 3.1 | 2,117 | 434,990 | 461,524 |
| Year-to-date 2011 | 1,254 | 69.9 | 342 | 19.1 | 120 | 6.7 | 49 | 2.7 | 30 | 1.7 | 1,795 | 369,900 | 406,652 |
| **Ajax** | | | | | | | | | | | | | |
| December 2012 | 6 | 46.2 | 5 | 38.5 | 0 | 0.0 | 2 | 15.4 | 0 | 0.0 | 13 | 451,600 | 479,962 |
| December 2011 | 5 | 29.4 | 7 | 41.2 | 3 | 17.6 | 2 | 11.8 | 0 | 0.0 | 17 | 459,900 | 515,170 |
| Year-to-date 2012 | 124 | 32.5 | 77 | 20.2 | 85 | 22.3 | 79 | 20.7 | 17 | 4.5 | 382 | 534,400 | 533,152 |
| Year-to-date 2011 | 90 | 33.2 | 105 | 38.7 | 54 | 19.9 | 20 | 7.4 | 2 | 0.7 | 271 | 498,800 | 502,159 |
| **Brock** | | | | | | | | | | | | | |
| December 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| December 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Clarington** | | | | | | | | | | | | | |
| December 2012 | 48 | 87.3 | 4 | 7.3 | 2 | 3.6 | 0 | 0.0 | 1 | 1.8 | 55 | 339,990 | 360,158 |
| December 2011 | 48 | 88.9 | 4 | 7.4 | 1 | 1.9 | 1 | 1.9 | 0 | 0.0 | 54 | 334,990 | 350,554 |
| Year-to-date 2012 | 486 | 83.1 | 77 | 13.2 | 13 | 2.2 | 6 | 1.0 | 3 | 0.5 | 585 | 351,990 | 370,093 |
| Year-to-date 2011 | 438 | 88.0 | 43 | 8.6 | 8 | 1.6 | 5 | 1.0 | 4 | 0.8 | 498 | 339,990 | 354,502 |
| **Oshawa** | | | | | | | | | | | | | |
| December 2012 | 26 | 74.3 | 8 | 22.9 | 1 | 2.9 | 0 | 0.0 | 0 | 0.0 | 35 | 408,990 | 418,944 |
| December 2011 | 24 | 92.3 | 2 | 7.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 26 | 342,490 | 356,538 |
| Year-to-date 2012 | 219 | 73.0 | 71 | 23.7 | 4 | 1.3 | 5 | 1.7 | 1 | 0.3 | 300 | 393,900 | 398,311 |
| Year-to-date 2011 | 369 | 80.7 | 77 | 16.8 | 9 | 2.0 | 2 | 0.4 | 0 | 0.0 | 457 | 348,900 | 370,253 |
| **Pickering** | | | | | | | | | | | | | |
| December 2012 | 20 | 52.6 | 2 | 5.3 | 0 | 0.0 | 10 | 26.3 | 6 | 15.8 | 38 | 441,990 | 591,482 |
| December 2011 | 0 | 0.0 | 4 | 50.0 | 1 | 12.5 | 2 | 25.0 | 1 | 12.5 | 8 | -- | -- |
| Year-to-date 2012 | 118 | 31.8 | 102 | 27.5 | 95 | 25.6 | 26 | 7.0 | 30 | 8.1 | 371 | 513,330 | 561,051 |
| Year-to-date 2011 | 5 | 8.8 | 13 | 22.8 | 17 | 29.8 | 11 | 19.3 | 11 | 19.3 | 57 | 599,990 | 654,521 |
| **Scugog** | | | | | | | | | | | | | |
| December 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| December 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Uxbridge** | | | | | | | | | | | | | |
| December 2012 | 1 | 20.0 | 1 | 20.0 | 1 | 20.0 | 2 | 40.0 | 0 | 0.0 | 5 | -- | -- |
| December 2011 | 0 | 0.0 | 3 | 27.3 | 5 | 45.5 | 1 | 9.1 | 2 | 18.2 | 11 | 566,600 | 640,573 |
| Year-to-date 2012 | 9 | 20.9 | 7 | 16.3 | 10 | 23.3 | 12 | 27.9 | 5 | 11.6 | 43 | 591,100 | 628,697 |
| Year-to-date 2011 | 22 | 51.2 | 9 | 20.9 | 7 | 16.3 | 1 | 2.3 | 4 | 9.3 | 43 | 449,900 | 492,238 |
| **Whitby** | | | | | | | | | | | | | |
| December 2012 | 12 | 52.2 | 5 | 21.7 | 3 | 13.0 | 2 | 8.7 | 1 | 4.3 | 23 | 448,990 | 480,177 |
| December 2011 | 39 | 62.9 | 17 | 27.4 | 3 | 4.8 | 2 | 3.2 | 1 | 1.6 | 62 | 415,990 | 433,447 |
| Year-to-date 2012 | 203 | 46.6 | 128 | 29.4 | 69 | 15.8 | 26 | 6.0 | 10 | 2.3 | 436 | 455,990 | 463,764 |
| Year-to-date 2011 | 330 | 70.4 | 95 | 20.3 | 25 | 5.3 | 10 | 2.1 | 9 | 1.9 | 469 | 369,900 | 404,335 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## December 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $450,000 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 - $799,999 | | $800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Remainder of Toronto CMA** | | | | | | | | | | | | | |
| December 2012 | 38 | 92.7 | 2 | 4.9 | 1 | 2.4 | 0 | 0.0 | 0 | 0.0 | 41 | 419,900 | 398,587 |
| December 2011 | 103 | 83.7 | 19 | 15.4 | 1 | 0.8 | 0 | 0.0 | 0 | 0.0 | 123 | 397,990 | 384,787 |
| Year-to-date 2012 | 698 | 84.5 | 112 | 13.6 | 6 | 0.7 | 6 | 0.7 | 4 | 0.5 | 826 | 397,990 | 394,516 |
| Year-to-date 2011 | 521 | 79.5 | 105 | 16.0 | 14 | 2.1 | 8 | 1.2 | 7 | 1.1 | 655 | 410,990 | 414,047 |
| **Bradford West Gwillimbury** | | | | | | | | | | | | | |
| December 2012 | 18 | 90.0 | 2 | 10.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 20 | 427,490 | 421,540 |
| December 2011 | 57 | 74.0 | 19 | 24.7 | 1 | 1.3 | 0 | 0.0 | 0 | 0.0 | 77 | 439,990 | 437,821 |
| Year-to-date 2012 | 354 | 77.6 | 98 | 21.5 | 2 | 0.4 | 1 | 0.2 | 1 | 0.2 | 456 | 424,990 | 427,958 |
| Year-to-date 2011 | 356 | 76.9 | 102 | 22.0 | 3 | 0.6 | 2 | 0.4 | 0 | 0.0 | 463 | 424,990 | 429,614 |
| **Town of Mono** | | | | | | | | | | | | | |
| December 2012 | 5 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| December 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 38 | 82.6 | 3 | 6.5 | 0 | 0.0 | 2 | 4.3 | 3 | 6.5 | 46 | 419,900 | 450,493 |
| Year-to-date 2011 | 16 | 45.7 | 1 | 2.9 | 8 | 22.9 | 4 | 11.4 | 6 | 17.1 | 35 | 559,900 | 575,577 |
| **New Tecumseth** | | | | | | | | | | | | | |
| December 2012 | 8 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| December 2011 | 46 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 46 | 297,990 | 296,012 |
| Year-to-date 2012 | 256 | 99.2 | 1 | 0.4 | 0 | 0.0 | 1 | 0.4 | 0 | 0.0 | 258 | 309,990 | 319,368 |
| Year-to-date 2011 | 128 | 95.5 | 1 | 0.7 | 3 | 2.2 | 1 | 0.7 | 1 | 0.7 | 134 | 300,445 | 321,489 |
| **Orangeville** | | | | | | | | | | | | | |
| December 2012 | 7 | 87.5 | 0 | 0.0 | 1 | 12.5 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| December 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 50 | 75.8 | 10 | 15.2 | 4 | 6.1 | 2 | 3.0 | 0 | 0.0 | 66 | 398,950 | 418,213 |
| Year-to-date 2011 | 21 | 91.3 | 1 | 4.3 | 0 | 0.0 | 1 | 4.3 | 0 | 0.0 | 23 | 379,900 | 394,136 |
| **Toronto CMA** | | | | | | | | | | | | | |
| December 2012 | 150 | 17.5 | 170 | 19.8 | 144 | 16.8 | 207 | 24.2 | 186 | 21.7 | 857 | 629,990 | 718,330 |
| December 2011 | 228 | 28.0 | 168 | 20.7 | 123 | 15.1 | 157 | 19.3 | 137 | 16.9 | 813 | 557,900 | 662,516 |
| Year-to-date 2012 | 2,243 | 20.4 | 2,505 | 22.8 | 2,141 | 19.5 | 2,148 | 19.6 | 1,940 | 17.7 | 10,977 | 577,900 | 672,318 |
| Year-to-date 2011 | 2,362 | 25.7 | 2,103 | 22.9 | 2,002 | 21.8 | 1,344 | 14.6 | 1,373 | 14.9 | 9,184 | 557,990 | 658,063 |
| **Oshawa CMA** | | | | | | | | | | | | | |
| December 2012 | 86 | 76.1 | 17 | 15.0 | 6 | 5.3 | 2 | 1.8 | 2 | 1.8 | 113 | 372,900 | 402,795 |
| December 2011 | 111 | 78.2 | 23 | 16.2 | 4 | 2.8 | 3 | 2.1 | 1 | 0.7 | 142 | 364,337 | 387,842 |
| Year-to-date 2012 | 908 | 68.7 | 276 | 20.9 | 86 | 6.5 | 37 | 2.8 | 14 | 1.1 | 1,321 | 377,990 | 407,418 |
| Year-to-date 2011 | 1,137 | 79.8 | 215 | 15.1 | 42 | 2.9 | 17 | 1.2 | 13 | 0.9 | 1,424 | 349,990 | 375,970 |
| **Greater Toronto Area** | | | | | | | | | | | | | |
| December 2012 | 198 | 21.1 | 186 | 19.8 | 150 | 16.0 | 209 | 22.3 | 195 | 20.8 | 938 | 609,945 | 702,332 |
| December 2011 | 246 | 28.2 | 189 | 21.6 | 136 | 15.6 | 161 | 18.4 | 141 | 16.2 | 873 | 550,000 | 664,597 |
| Year-to-date 2012 | 2,470 | 21.0 | 2,812 | 23.9 | 2,303 | 19.6 | 2,182 | 18.6 | 1,992 | 16.9 | 11,759 | 569,990 | 662,934 |
| Year-to-date 2011 | 3,047 | 29.8 | 2,356 | 23.0 | 2,066 | 20.2 | 1,357 | 13.3 | 1,413 | 13.8 | 10,239 | 536,900 | 637,427 |

Source: CMHC (Market Absorption Survey)

## Table 4.1: Average Price ($) of Absorbed Single-detached Units
## December 2012

| Submarket | Dec 2012 | Dec 2011 | % Change | YTD 2012 | YTD 2011 | % Change |
|---|---|---|---|---|---|---|
| **Toronto City** | 1,397,030 | 1,353,415 | 3.2 | 1,202,158 | 1,252,512 | -4.0 |
| Toronto | 2,140,927 | 1,883,952 | 13.6 | 1,741,684 | 1,749,851 | -0.5 |
| East York | 1,285,667 | 1,327,643 | -3.2 | 1,294,225 | 1,170,758 | 10.5 |
| Etobicoke | -- | 1,266,073 | n/a | 1,234,657 | 1,424,480 | -13.3 |
| North York | 1,291,504 | 1,488,898 | -13.3 | 1,274,420 | 1,435,144 | -11.2 |
| Scarborough | -- | 575,286 | n/a | 629,243 | 539,902 | 16.5 |
| York | -- | -- | n/a | 836,601 | 815,298 | 2.6 |
| **York Region** | 758,198 | 593,781 | 27.7 | 686,438 | 614,230 | 11.8 |
| Aurora | -- | -- | n/a | 1,078,979 | 757,807 | 42.4 |
| East Gwillimbury | 456,358 | 448,434 | 1.8 | 442,880 | 453,057 | -2.2 |
| Georgina Township | -- | 327,190 | n/a | 423,338 | 403,533 | 4.9 |
| King Township | 880,610 | 829,769 | 6.1 | 868,426 | 691,867 | 25.5 |
| Markham | 818,838 | 515,371 | 58.9 | 608,807 | 564,458 | 7.9 |
| Newmarket | 618,053 | -- | n/a | 552,108 | 480,031 | 15.0 |
| Richmond Hill | 949,514 | 700,592 | 35.5 | 754,759 | 681,767 | 10.7 |
| Vaughan | 818,646 | 737,013 | 11.1 | 808,960 | 679,904 | 19.0 |
| Whitchurch-Stouffville | 644,623 | 527,848 | 22.1 | 598,460 | 507,983 | 17.8 |
| **Peel Region** | 590,385 | 610,206 | -3.2 | 586,200 | 563,772 | 4.0 |
| Brampton | 577,159 | 573,289 | 0.7 | 562,491 | 524,958 | 7.1 |
| Caledon | 577,829 | -- | n/a | 601,873 | 598,334 | 0.6 |
| Mississauga | 1,020,000 | 1,026,364 | -0.6 | 906,094 | 895,205 | 1.2 |
| **Halton Region** | 886,094 | 709,760 | 24.8 | 715,248 | 760,634 | -6.0 |
| Burlington | -- | 824,944 | n/a | 707,597 | 764,964 | -7.5 |
| Halton Hills | -- | 759,011 | n/a | 975,892 | 988,947 | -1.3 |
| Milton | 443,206 | 583,588 | -24.1 | 487,081 | 469,555 | 3.7 |
| Oakville | 1,372,000 | -- | n/a | 1,065,177 | 1,588,261 | -32.9 |
| **Durham Region** | 455,851 | 428,252 | 6.4 | 461,524 | 406,652 | 13.5 |
| Ajax | 479,962 | 515,170 | -6.8 | 533,152 | 502,159 | 6.2 |
| Brock | -- | -- | n/a | -- | -- | n/a |
| Clarington | 360,158 | 350,554 | 2.7 | 370,093 | 354,502 | 4.4 |
| Oshawa | 418,944 | 356,538 | 17.5 | 398,311 | 370,253 | 7.6 |
| Pickering | 591,482 | -- | n/a | 561,051 | 654,521 | -14.3 |
| Scugog | -- | -- | n/a | -- | -- | n/a |
| Uxbridge | -- | 640,573 | n/a | 628,697 | 492,238 | 27.7 |
| Whitby | 480,177 | 433,447 | 10.8 | 463,764 | 404,335 | 14.7 |
| **Remainder of Toronto CMA** | 398,587 | 384,787 | 3.6 | 394,516 | 414,047 | -4.7 |
| Bradford West Gwillimbury | 421,540 | 437,821 | -3.7 | 427,958 | 429,614 | -0.4 |
| Town of Mono | -- | -- | n/a | 450,493 | 575,577 | -21.7 |
| New Tecumseth | -- | 296,012 | n/a | 319,368 | 321,489 | -0.7 |
| Orangeville | -- | -- | n/a | 418,213 | 394,136 | 6.1 |
| **Toronto CMA** | 718,330 | 662,516 | 8.4 | 672,318 | 658,063 | 2.2 |
| **Oshawa CMA** | 402,795 | 387,842 | 3.9 | 407,418 | 375,970 | 8.4 |
| **Greater Toronto Area (GTA)** | 702,332 | 664,597 | 5.7 | 662,934 | 637,427 | 4.0 |

Source: CMHC (Market Absorption Survey)

## Table 5a: MLS® Residential Activity for Toronto December 2012

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2011 | January | 4,340 | -13.0 | 7,481 | 9,025 | 11,698 | 64.0 | 427,159 | 4.4 | 446,406 |
| | February | 6,265 | -14.1 | 7,370 | 11,536 | 12,826 | 57.5 | 454,470 | 5.3 | 450,131 |
| | March | 9,262 | -11.2 | 7,449 | 15,315 | 11,538 | 64.6 | 456,147 | 4.9 | 455,322 |
| | April | 9,040 | -17.0 | 7,159 | 14,495 | 11,843 | 60.4 | 477,406 | 9.1 | 462,451 |
| | May | 10,045 | 6.1 | 7,445 | 16,076 | 11,773 | 63.2 | 485,520 | 8.7 | 468,106 |
| | June | 10,234 | 21.4 | 7,501 | 14,855 | 11,926 | 62.9 | 476,386 | 9.5 | 465,865 |
| | July | 7,922 | 20.6 | 7,477 | 12,508 | 12,389 | 60.4 | 459,122 | 9.2 | 472,631 |
| | August | 7,542 | 21.0 | 7,701 | 12,509 | 12,882 | 59.8 | 451,663 | 9.9 | 474,814 |
| | September | 7,658 | 21.3 | 8,126 | 14,727 | 12,582 | 64.6 | 465,369 | 8.9 | 470,625 |
| | October | 7,642 | 14.3 | 8,088 | 12,405 | 13,024 | 62.1 | 478,137 | 7.8 | 471,435 |
| | November | 7,092 | 8.9 | 7,940 | 9,786 | 12,551 | 63.3 | 480,421 | 9.7 | 484,121 |
| | December | 4,718 | 7.4 | 8,023 | 4,811 | 13,016 | 61.6 | 451,436 | 4.0 | 471,388 |
| 2012 | January | 4,567 | 5.2 | 7,788 | 9,655 | 12,473 | 62.4 | 463,534 | 8.5 | 488,564 |
| | February | 7,032 | 12.2 | 7,888 | 12,684 | 13,311 | 59.3 | 502,508 | 10.6 | 498,240 |
| | March | 9,690 | 4.6 | 8,138 | 16,308 | 13,305 | 61.2 | 504,117 | 10.5 | 502,422 |
| | April | 10,350 | 14.5 | 8,440 | 16,436 | 13,258 | 63.7 | 517,556 | 8.4 | 502,916 |
| | May | 10,850 | 8.0 | 7,690 | 19,177 | 13,516 | 56.9 | 516,787 | 6.4 | 497,476 |
| | June | 9,422 | -7.9 | 7,419 | 16,679 | 14,220 | 52.2 | 508,622 | 6.8 | 497,880 |
| | July | 7,570 | -4.4 | 7,299 | 13,888 | 13,771 | 53.0 | 476,947 | 3.9 | 494,027 |
| | August | 6,418 | -14.9 | 6,589 | 11,748 | 12,398 | 53.1 | 479,095 | 6.1 | 506,199 |
| | September | 5,879 | -23.2 | 6,809 | 15,220 | 14,074 | 48.4 | 503,662 | 8.2 | 507,702 |
| | October | 6,896 | -9.8 | 6,883 | 13,054 | 13,133 | 52.4 | 503,479 | 5.3 | 499,344 |
| | November | 5,793 | -18.3 | 6,570 | 9,838 | 13,105 | 50.1 | 485,328 | 1.0 | 492,314 |
| | December | 3,690 | -21.8 | 6,643 | 4,295 | 12,420 | 53.5 | 478,739 | 6.0 | 501,361 |
| | Q4 2011 | 19,452 | 10.6 | | 27,002 | | | 472,494 | 7.6 | |
| | Q4 2012 | 16,379 | -15.8 | | 27,187 | | | 491,486 | 4.0 | |
| | YTD 2011 | 91,760 | 4.0 | | 148,048 | | | 466,352 | 7.9 | |
| | YTD 2012 | 88,157 | -3.9 | | 158,982 | | | 498,973 | 7.0 | |

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

## Table 5b: MLS® Residential Activity for Oshawa
## December 2012

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2011 | January | 505 | -5.1 | 799 | 1,074 | 1,191 | 67.1 | 302,326 | 4.5 | 308,988 |
| | February | 652 | -20.4 | 728 | 1,248 | 1,258 | 57.8 | 302,068 | 5.4 | 304,680 |
| | March | 981 | -11.7 | 791 | 1,666 | 1,266 | 62.4 | 301,668 | -1.5 | 302,761 |
| | April | 949 | -19.8 | 746 | 1,601 | 1,239 | 60.2 | 321,042 | 5.4 | 314,211 |
| | May | 1,040 | 1.3 | 775 | 1,728 | 1,312 | 59.1 | 316,057 | 4.8 | 309,783 |
| | June | 1,046 | 13.7 | 818 | 1,587 | 1,349 | 60.6 | 322,947 | 6.1 | 314,787 |
| | July | 849 | 19.9 | 785 | 1,250 | 1,315 | 59.7 | 324,983 | 10.0 | 318,786 |
| | August | 764 | 15.6 | 789 | 1,305 | 1,394 | 56.6 | 310,852 | -0.6 | 312,947 |
| | September | 833 | 17.8 | 875 | 1,516 | 1,411 | 62.0 | 318,523 | 7.5 | 319,893 |
| | October | 759 | 10.3 | 810 | 1,270 | 1,393 | 58.2 | 317,779 | 5.1 | 317,835 |
| | November | 734 | 11.0 | 866 | 1,000 | 1,328 | 65.2 | 314,260 | 6.3 | 318,602 |
| | December | 492 | 6.7 | 882 | 522 | 1,375 | 64.1 | 310,267 | 5.4 | 320,394 |
| 2012 | January | 556 | 10.1 | 882 | 1,073 | 1,205 | 73.2 | 316,394 | 4.7 | 322,881 |
| | February | 809 | 24.1 | 905 | 1,327 | 1,330 | 68.1 | 323,592 | 7.1 | 326,314 |
| | March | 1,128 | 15.0 | 897 | 1,722 | 1,301 | 69.0 | 327,630 | 8.6 | 328,814 |
| | April | 1,167 | 23.0 | 916 | 1,655 | 1,281 | 71.5 | 337,401 | 5.1 | 329,386 |
| | May | 1,183 | 13.8 | 884 | 1,749 | 1,325 | 66.7 | 339,086 | 7.3 | 332,664 |
| | June | 1,051 | 0.5 | 825 | 1,509 | 1,283 | 64.3 | 339,032 | 5.0 | 330,641 |
| | July | 925 | 9.0 | 868 | 1,306 | 1,382 | 62.8 | 334,783 | 3.0 | 328,281 |
| | August | 854 | 11.8 | 890 | 1,208 | 1,289 | 69.1 | 335,783 | 8.0 | 338,115 |
| | September | 729 | -12.5 | 764 | 1,335 | 1,242 | 61.5 | 334,870 | 5.1 | 336,215 |
| | October | 797 | 5.0 | 849 | 1,140 | 1,256 | 67.6 | 335,818 | 5.7 | 335,603 |
| | November | 699 | -4.8 | 814 | 909 | 1,202 | 67.8 | 335,697 | 6.8 | 340,756 |
| | December | 390 | -20.7 | 693 | 416 | 1,097 | 63.2 | 324,743 | 4.7 | 335,922 |
| | Q4 2011 | 1,985 | 9.7 | | 2,792 | | | 314,616 | 5.5 | |
| | Q4 2012 | 1,886 | -5.0 | | 2,465 | | | 333,483 | 6.0 | |
| | YTD 2011 | 9,604 | 1.3 | | 15,767 | | | 314,450 | 4.8 | |
| | YTD 2012 | 10,288 | 7.1 | | 15,349 | | | 333,202 | 6.0 | |

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6a: Economic Indicators Toronto CMA
## December 2012

| | | Inteterest Rates | | | NHPI, Total, Toronto CMA 2007=100 | CPI, 2002 =100 | Toronto Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2011 | January | 592 | 3.35 | 5.19 | 107.8 | 117.5 | 2,971 | 8.3 | 68.4 | 884 |
| | February | 607 | 3.50 | 5.44 | 108.4 | 117.9 | 2,976 | 8.3 | 68.4 | 879 |
| | March | 601 | 3.50 | 5.34 | 108.7 | 119.4 | 2,959 | 8.5 | 68.1 | 884 |
| | April | 621 | 3.70 | 5.69 | 109.3 | 119.8 | 2,956 | 8.4 | 67.8 | 892 |
| | May | 616 | 3.70 | 5.59 | 110.3 | 120.8 | 2,959 | 8.5 | 67.8 | 896 |
| | June | 604 | 3.50 | 5.39 | 111.2 | 120.2 | 2,974 | 8.3 | 68.0 | 892 |
| | July | 604 | 3.50 | 5.39 | 111.7 | 120.4 | 2,968 | 8.2 | 67.6 | 887 |
| | August | 604 | 3.50 | 5.39 | 111.9 | 120.5 | 2,964 | 8.1 | 67.3 | 884 |
| | September | 592 | 3.50 | 5.19 | 112.2 | 121.2 | 2,964 | 8.0 | 67.2 | 884 |
| | October | 598 | 3.50 | 5.29 | 112.7 | 121.1 | 2,959 | 8.3 | 67.2 | 881 |
| | November | 598 | 3.50 | 5.29 | 113.8 | 120.9 | 2,956 | 8.5 | 67.1 | 886 |
| | December | 598 | 3.50 | 5.29 | 114.2 | 120.2 | 2,946 | 8.6 | 66.8 | 894 |
| 2012 | January | 598 | 3.50 | 5.29 | 114.2 | 120.7 | 2,944 | 8.6 | 66.7 | 897 |
| | February | 595 | 3.20 | 5.24 | 114.7 | 121.5 | 2,940 | 8.6 | 66.5 | 895 |
| | March | 595 | 3.20 | 5.24 | 115.4 | 122.0 | 2,944 | 8.6 | 66.4 | 895 |
| | April | 607 | 3.20 | 5.44 | 115.8 | 122.4 | 2,952 | 8.4 | 66.4 | 898 |
| | May | 601 | 3.20 | 5.34 | 116.4 | 122.4 | 2,962 | 8.6 | 66.6 | 908 |
| | June | 595 | 3.20 | 5.24 | 116.8 | 121.7 | 2,977 | 8.6 | 66.9 | 910 |
| | July | 595 | 3.10 | 5.24 | 116.8 | 121.6 | 2,994 | 8.5 | 67.1 | 914 |
| | August | 595 | 3.10 | 5.24 | 117.2 | 121.8 | 3,010 | 8.5 | 67.3 | 912 |
| | September | 595 | 3.10 | 5.24 | 117.9 | 122.1 | 3,029 | 8.5 | 67.6 | 915 |
| | October | 595 | 3.10 | 5.24 | 118.2 | 122.3 | 3,045 | 8.6 | 67.9 | 913 |
| | November | 595 | 3.10 | 5.24 | 118.5 | 122.0 | 3,066 | 8.4 | 68.2 | 905 |
| | December | 595 | 3.00 | 5.24 | | 121.4 | 3,073 | 8.3 | 68.2 | 900 |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## Table 6b: Economic Indicators Oshawa CMA
## December 2012

| | | Inteterest Rates | | | NHPI, Total, Toronto CMA 2007=100 | CPI, 2002 =100 | Oshawa Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2011 | January | 592 | 3.35 | 5.19 | 107.8 | 117.5 | 191.4 | 8.8 | 69.7 | 877 |
| | February | 607 | 3.50 | 5.44 | 108.4 | 117.9 | 188.7 | 8.8 | 68.7 | 889 |
| | March | 601 | 3.50 | 5.34 | 108.7 | 119.4 | 187.9 | 8.8 | 68.2 | 893 |
| | April | 621 | 3.70 | 5.69 | 109.3 | 119.8 | 186.0 | 9.8 | 68.2 | 889 |
| | May | 616 | 3.70 | 5.59 | 110.3 | 120.8 | 187.7 | 9.8 | 68.7 | 879 |
| | June | 604 | 3.50 | 5.39 | 111.2 | 120.2 | 191.2 | 9.3 | 69.5 | 878 |
| | July | 604 | 3.50 | 5.39 | 111.7 | 120.4 | 195.0 | 8.0 | 69.8 | 884 |
| | August | 604 | 3.50 | 5.39 | 111.9 | 120.5 | 196.8 | 7.4 | 69.8 | 887 |
| | September | 592 | 3.50 | 5.19 | 112.2 | 121.2 | 197.4 | 7.1 | 69.7 | 890 |
| | October | 598 | 3.50 | 5.29 | 112.7 | 121.1 | 197.8 | 7.1 | 69.7 | 874 |
| | November | 598 | 3.50 | 5.29 | 113.8 | 120.9 | 197.2 | 7.2 | 69.5 | 877 |
| | December | 598 | 3.50 | 5.29 | 114.2 | 120.2 | 197.3 | 7.3 | 69.5 | 877 |
| 2012 | January | 598 | 3.50 | 5.29 | 114.2 | 120.7 | 198.3 | 7.4 | 69.8 | 891 |
| | February | 595 | 3.20 | 5.24 | 114.7 | 121.5 | 201.1 | 7.4 | 70.7 | 889 |
| | March | 595 | 3.20 | 5.24 | 115.4 | 122.0 | 201.2 | 7.8 | 71.0 | 896 |
| | April | 607 | 3.20 | 5.44 | 115.8 | 122.4 | 199.9 | 7.9 | 70.5 | 902 |
| | May | 601 | 3.20 | 5.34 | 116.4 | 122.4 | 196.3 | 8.2 | 69.3 | 910 |
| | June | 595 | 3.20 | 5.24 | 116.8 | 121.7 | 193.6 | 8.2 | 68.2 | 912 |
| | July | 595 | 3.10 | 5.24 | 116.8 | 121.6 | 191.5 | 8.4 | 67.6 | 919 |
| | August | 595 | 3.10 | 5.24 | 117.2 | 121.8 | 188.8 | 8.9 | 66.8 | 936 |
| | September | 595 | 3.10 | 5.24 | 117.9 | 122.1 | 188.1 | 9.0 | 66.6 | 950 |
| | October | 595 | 3.10 | 5.24 | 118.2 | 122.3 | 188.4 | 9.1 | 66.7 | 962 |
| | November | 595 | 3.10 | 5.24 | 118.5 | 122.0 | 191.5 | 9.0 | 67.7 | 958 |
| | December | 595 | 3.00 | 5.24 | | 121.4 | 192.9 | 9.5 | 68.5 | 959 |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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